

June 2004

DIRECTOR'S MESSAGE – *Mighty Mission: Do It Now*

By Albert F. Lowas, Jr.

The 2004 fiscal year has been very busy. Much has happened within AFRPA, the Air Force and the world. On many fronts, we are on a dynamic path of change in the way we live, work and do business at home and abroad.



Director, AFRPA
 Albert F. Lowas, Jr.

As our military men and women continue to sacrifice for our nation and the freedoms we hold dear, we are working hard to divest excess property faster so that funds to maintain these properties can support the global mission.

The Air Force continues to be more resourceful and work more efficiently. As Secretary Gibbs says, "Our goal is to

change the way we do things, improve cycle times, reduce costs, get better performance."

With this goal before us, the fiscal year began with several new approaches to expedite our mission and provide you more tools to do the job. Some of these initiatives are in place and others are in the works.

One of these initiatives, the "DO IT NOW," or DIN initiative, was launched this year. DIN is based on actions we can start now to posture for quicker transfer of BRAC properties.

We have also formed the Disposal Review Team (DRT) to plan actions and strategies to move property off the Air Force books more quickly and propel us into the future (see related story).

We stood up the new Integration Division (ID) and the position of Chief Information Officer (CIO) to oversee our information technology portfolio. We detailed John Corradetti as the CIO and he is driving the new GeoBase Common Instal-

lation Initiative. Using a geographical information system (GIS), GeoBase compiles data on each installation and can display it layer-by-layer. The information is contained on one map, accessible by multiple users for different purposes, and is centrally operated as a web-based system. (See related story).

On the contracting front, we are pursuing alternative contracting methods such as guaranteed fixed price contracting and performance-based contracting to reduce costs, time and risk for the Air Force.

We've been a key player in the privatization of housing for our military men and women. And we've embarked on a push to use enhanced-use leasing as an alternative to meet mission requirements. This relatively new tool can be used to lease property on active installations to non-DoD entities.

Despite emerging environmental issues at many of our OLS, we are committed to the Air Force's cleanup responsibilities and the programs already established. As Department of Defense faces

increasing restrictions on land, sea and airspace reserved for testing and training, we remain undaunted in our challenge to finish the job!

The Air Force has a mighty mission. It's an exciting time to be in this business, and I know we have the right people to execute it. Our agency is fortunate to have so many outstanding people. Thank you for your hard work and everything you do to make our Air Force the best the world has ever known.

Property available for reuse:	87,225 acres
Property deeded:	56,967, or 65.3%
New jobs:	54,139

Mission



The Air Force Real Property Agency (AFRPA) executes the acquisition and disposal of all Air Force-controlled real property worldwide. For Air Force bases in the U.S. closed or realigned under BRAC 1988 and DBRAC 1990, AFRPA executes environmental programs and real and personal property disposal.

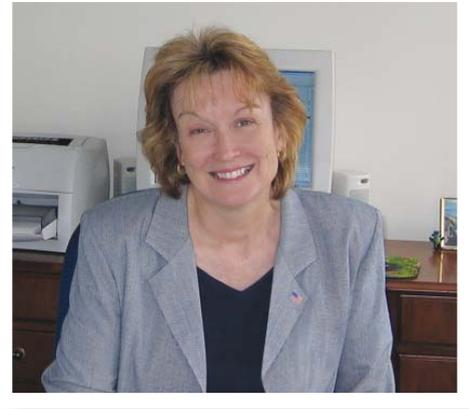
Kathryn Halvorson joins AFRPA as Deputy Director

In October, 2003, Ms. Kathryn Halvorson joined AFRPA as the Deputy Director. In her previous position as Deputy Division Chief, AF/ILEH (housing), Ms. Halvorson directed the Dormitory Master Plan, ensuring quality living conditions for 90,000 first-term airmen. As the liaison to the Chief Master Sergeant of the Air Force, she handled the revitalization of the Dormitory Management career field. Ms. Halvorson was instrumental in the Air Force Family Housing Master Plan rebuilding through MILCON or privatization of 110,000 Air Force housing units. She directed the

housing management training program in conjunction with the Navy with over 1,200 Air Force housing professionals trained and certified. Ms. Halvorson led the General Officer Quarters (GOQ) master Plan and won “Outstanding Federal Planning Award” from the American Planning Association. In 2002, she retired from the Air Force Reserves with the rank of Colonel.

Welcome Katie!

Kathryn Marie Halvorson (photo right)



Enhanced Use Leasing:

Making the Most of Air Force Real Property

by Shirley Curry

What do the University of Maryland, Patton Boggs and the Air Force Real Property Agency have in common? In March, they collaborated to host two, one-week executive education sessions at the University of Maryland campus on enhanced use leasing (EUL) and other public/private partnerships.

“Enhanced use leasing is a concept used by private industry for years. It is a valuable tool for making use of underutilized real estate assets,” said Richard Jenkins, chief, Real Estate Division.

Air Force installations and MAJCOMs are interested in the possibilities for enhanced use leasing. Several EUL ventures are in progress at Hill, Patrick, Kirtland, Lackland and Beale Air Force Bases.

Attendees of the specialized course were realty specialists and attorneys from AFRPA and the Major Commands, General Services Administration, Air National Guard, Air Force Academy and other agencies.

Participants learned about private sector motivates, profit, risk and partnering with the government in a profit-making venture.

They also learned about essential factors for successful public-private ventures (PPVs).

“This was one of the best classes I’ve ever attended, the instructors were excellent,” said Esther Van Dyck, chief, Real Estate, Beale AFB, CA. “We’re in the preliminary stages of an EUL venture here at Beale, we’re trying to get a feasibility study to see if it’s possible to do – we’re getting things ready.”

Why would an agency with decades of experience in selling, buying and leasing Air Force property need a course on enhanced use leasing?

The Air Force is pursuing a base reshaping strategy. It is applying better business practices through increased leasing to non-federal Governmental entities and private parties.

“If we can find creative ways to help ourselves through public/private ventures such as EUL, the money or consideration in kind received, will save the Air Force funds that can be used to support the war on terrorism,” said Mr. Jenkins.



AFRPA Director Awarded Rank of Meritorious Senior Executive

On April 21, 2004, Mr. Albert F. Lowas, Jr., AFRPA Director, was awarded the rank of Meritorious Senior Executive in recognition of his exceptional performance as the Director, Air Force Base Conversion Agency. Responsible for the conversion of 32 former Air Force installations to civilian use, Mr. Lowas' customer service sensitivity to local community officials and fiscal acumen reengineered conventional property disposal into economic engines and opportunity for impacted communities.

The Meritorious Rank is one of the highest distinctions representing the top five percent of the career Senior Executive Service and Senior Professionals government-wide population. Set apart by their outstanding leadership and exceptional managerial abilities, these individuals are truly some of our nation's best and brightest.

Each year, the President recognizes and celebrates a small group of career Senior Executives with the President's Rank Award for exceptional long-term accomplishments. Winners of this prestigious award are strong leaders, professionals, and scientists who achieve results and consistently demonstrate strength, integrity, industry, and a relentless commitment to excellence in public service. Award winners are chosen through a rigorous selection process. They are nominated by their agency heads, evaluated by boards of private citizens, and approved by the President.



Presenting the award to Mr. Lowas were: The Honorable Michael L. Dominguez, Assistant Secretary of the Air Force for Manpower and Reserve Affairs (l) and General Gregory S. Martin, Commander, Air Force Materiel Command (r).

Major Step in Transfer of George Property



Mr. Mike Cramer (2nd from l), realty specialist, Division D, hands Mr. Albert F. Lowas, Jr. (l), director, AFRPA, checks totaling \$498,521.67 received for the purchase of 581.5 acres on the former George AFB, CA. The 581.5 acres, in combination with a 960 acre public benefit transfer, represents a major step in the transfer of George property to the Southern California Logistics Airport Authority. Looking on are all those who helped make it happen: l-r Sonia Soto, secretary, Real Property Office (GC); Ken Reinertson, program manager, Division D; and Sam Rupe, assistant chief counsel, Real Property Office (GC).

afropa Profiles of Success



Favorite Restaurant:
La Calesa (Local restaurant, Northern Mexico cuisine, been a regular for 14 yrs, so the guacamole is always on the house)

Pastime Activities:
Ice Hockey, Gardening, (and two kids, my biggest pastime activity)

Last Book Read:
Abe and Eleanor - not going to find it on the best seller list, local writer from Ganado, Texas

Favorite Pie:
Pecan

Mr William Ryan,
*BRAC Environmental Coordinator
Kelly*

Biggest challenge: As you may be aware, we are in the middle of a transition from the former Kelly AFB OL to a Regional OL, taking on the management of 5 additional bases (Bergstrom, Carswell, Eaker, England, and Williams). With the help of our friends at AFCEE, who previously had these BEC responsibilities, we are coming up to speed and gaining momentum. Each one of these bases has its own set of issues. The challenge is to balance the needs of each base and the resources we have to meet environmental and real estate goals. The good news is we have a great team here that has stepped up and embraced the challenge.

Philosophy of doing business: Keep your head above the day to day rain and your focus on the goal.

AFRPA Annual Award
2003 Winner Alan K. Olsen Award



Favorite Restaurant:
My favorite restaurant is B. Smith's

Pastime Activities:
My pastime activities are reading and writing short, inspirational stories

Last Book Read:
The last book I read was Learning How to Hear From God, written by Joyce Meyer

Favorite Pie:
Does Oreo-Cheesecake count as pie? (smile)

Ms Debra Dickson
*Law Office Manager/Senior Paralegal
Legal Division, Rosslyn (resigned April '04)*

Biggest challenge: The biggest challenge in my job is being consistent in understanding and following the legislative histories to glean the full intent of the laws pertinent to the BRAC process.

Philosophy of doing business: My philosophy of doing business is to put forth 100% effort no matter how small the task; always be courteous; and professionalism is an absolute necessity!

AFRPA Annual Award
2003 Winner GS-9 through GS-12



Favorite Restaurant:
Applebee's. (I like the riblets).

Pastime Activities:
Reading, doing the newspaper crossword puzzles (but not the New York Times one), and Playing Solitaire on the computer (at home of course)!

Last Book Read:
Lethal Seduction by Jackie Collins.

Favorite Pie:
Pumpkin

Ms Terie Glaspey
*Environmental Secretary
McClellan*

Biggest challenge: Keeping the environmental office running as smoothly and efficiently as possible.

Philosophy of doing business: Always try and do the best job I can.

AFRPA Annual Award
2003 Winner GS-5 through GS-8



Favorite Restaurant:
The best restaurant I have been to is my mom's kitchen...both the food and the company are hard to beat.

Pastime Activities:
Raising my two girls in a way that reflects my philosophies and values. Beyond that, I love to ski, and enjoy traveling, cooking, red wine and refinishing furniture.

Last Book Read:
The Purpose Driven Life, by Rick Warren.

Favorite Pie:
I love fruit pies that have more than one fruit in it. My favorite is a blueberry/raspberry pie.

Mr Mario Ierardi
*Environmental Engineer
Environmental Division, Rosslyn*

Biggest challenge: Balancing the goal of transferring property with the requirement to do it in a way that is protective of human health and the environment. There are many times that these are conflicting goals.

Philosophy of doing business: The same as my philosophy in life, to "do the right thing," regardless of whether it is popular or what people want to hear or see from me. A two star general taught that to me early in my career and I found that to be a valuable lesson. The key towards achieving success in life and in business is having credibility. To obtain it takes time and a lot of hard work, to maintain it takes even more work, to lose it takes a second and can last a lifetime. This is one of the biggest challenges our agency and the AF faces in performing cleanup and property transfer. To me, this means having credibility with the communities we work in, the agencies we work with, and the public we serve. As it relates to AFRPA's mission, I boil it down to this; "Have we performed our work in a way that I would buy the property we are transferring and put my family on or in it?"

AFRPA Annual Award
2003 Winner GS-13 through GS-14

Interview with John J. Corradetti, AFRPA Chief Information Officer

by Shirley Curry, Special Assistant for Public Affairs



“DO IT NOW – WE DO”

*John J. Corradetti,
AFRPA's Chief
Information Officer,
shares his thoughts
about the future
of information
management and his
office's new mantra.*

Reporter: Why has AFRPA established the Integration Division and the position of Chief Information Officer (CIO)? Tell us about it.

Corradetti: Congress directed through DoD and the Services the integration and efficient management of countless data bases, software and hardware. The Integration Division was created within AFRPA to head up this important initiative. We need to ascertain if the data is valid, if it supports management and is it being done smartly.

R: What will you do?

C: As the agency's first CIO, I will oversee AFRPA's information technology (IT) investments and manage the entire information technology portfolio – how we acquire, maintain and manage our IT assets. An important aspect of the job is to make sure that budgetary requests for IT funding can withstand scrutiny by Congress and the Office of Management and Budget.

R: What are some of the ways you are tackling this responsibility?

C: I think you hit on the very question that has me really enjoying this new job. The tasks are varied, plentiful and happening quickly, all with our eye on the Agency goals of speeding up the environmental cleanup and property transfer. We see a capability

to plan, control and direct contractor efforts to meet our environmental and real property goals. Within the last few months, we have begun many initiatives, including establishing an Integrated Process Team (IPT) to examine our current property disposal practices to get us ready for the future. We are also reviewing IT systems and costs to establish current AFRPA business practices in accordance with AF-CIO directives, but also to ensure we have good business practices as we move forward. And we are working with the Headquarters Air Force/Geographical Information Office to integrate the current AF initiatives to imbed Geographical Information Systems processes within AFRPA. We use GIS extensively, but to this point independently at Operating Locations, we need to integrate the effort.

R: We've heard the term, “Do It Now,” or “DIN.” What is this and how does this factor into what you're doing?

C: DIN is the direction for the future, a set of streamlining actions the Air Force can start now to complete existing property transfers by September 30, 2007 and begin to transfer BRAC 2005 property by April 1, 2006. The Integrated Process Team is paving the way to DIN. If we better manage property assets today and identify quickly what is available for transfer in the future, we can expect accelerated transfers in BRAC 05.

R: What are some examples?

C: There are environmental real property and policy initiatives. Starting now to update environmental baseline surveys for all active Air Force bases will provide critical information about the environmental condition of an installation should it be selected for BRAC 2005. Identifying an installation's basic infrastructure will give potential users the advantage of knowing the streets and utilities of the property. Many of the policy initiatives focus on accelerated property transfers that would get the property into the hands of the community faster and off the Air Force rolls.

R: What are the first steps?

C: Within the next year, we'll select three test bases as a starting point to do the metes and bounds surveys. On a parallel track, we will begin to update environmental baseline surveys at active installations. This will all happen very quickly. Contractors are handling the systems architecture. Now that we know so many more things to look for, we're directing the contractor to get that information. They're setting it up so that when BRAC 05 is consummated, we'll be in a position to accept the data the Air Force used to select the bases.

R: It sounds like quite a bit of information and data will be compiled. How will you manage it?

C: This is the centerpiece of the CIO function. All this data and more will be captured into a geographical information system being developed. The GIS will be used to build layers of information about an installation's real estate, environment, infrastructure condition and much more. We call it GeoBase - - it's a concept, an idea, a way to go forward in the way the Air Force does business.

*AFRPA is
changing and
improving.*

R: Tell us more about how this will operate.

C: In effect, GeoBase is a Geographical Information System (GIS) that displays several layers of information on one web-based system allowing access to specific layers of information by designated users for different purposes. For instance, if we need information about a particular parcel or area, we click on that parcel and we will see the utility lines, buildings or whatever information is in the database.

R: What are some practical applications of GeoBase?

C: Although it's been used by the Civil Engineers, Security Police could look at one of the layers to see where all the culverts are and determine if there is a gap in the fence because of a dip in the property. Public Affairs could use it to show environmental

maps to support a discussion with a Restoration Advisory Board about cleanup.

R: Who will be able to access the information? Will the public be able to access it?

C: We anticipate public access. The data is not classified and will not contain information about weapons or forces. Each user will have a defined area of use. Certain information would be password-protected, while information already accessed via the Internet will remain open to the public.

R: GeoBase is something we could have used a long time ago.

C: After years of planning, Headquarters Air Force established this system and is executing it through the Major Commands out to installations. Air Force provided the structure, and it's up to the MAJCOMs and us to populate the database. The active Air Force is using GeoBase to organize and manage day-to-day operations. A few of our bases -- McClellan, Kelly and Griffiss -- have very complete GIS set-ups that are used to display information about environmental cleanups. We'll soon be using it throughout AFRPA, but in a much bigger way.

R: What are some of the advantages of GeoBase?

C: GeoBase allows us to manage and keep track of all the information about an installation in a central repository. Being able to see all aspects of a property at once, in one snapshot picture, is a useful tool for planning and decision-making. Utilizing technology, our goal is to automate as much as possible for simplicity, speed and completeness.

Another advantage I see is having so much information validated and centrally located will avoid previously unknown emerging environmental issues.

R: How would you summarize this important tasking?

C: AFRPA is changing and improving. I appear to be the change agent. I expect big changes, and I expect they will be coordinated and integrated throughout the agency.



Agency Personnel

Director: **Albert F. Lowas, Jr**
Deputy Director: **Kathryn Halvorson**

Special Assistants

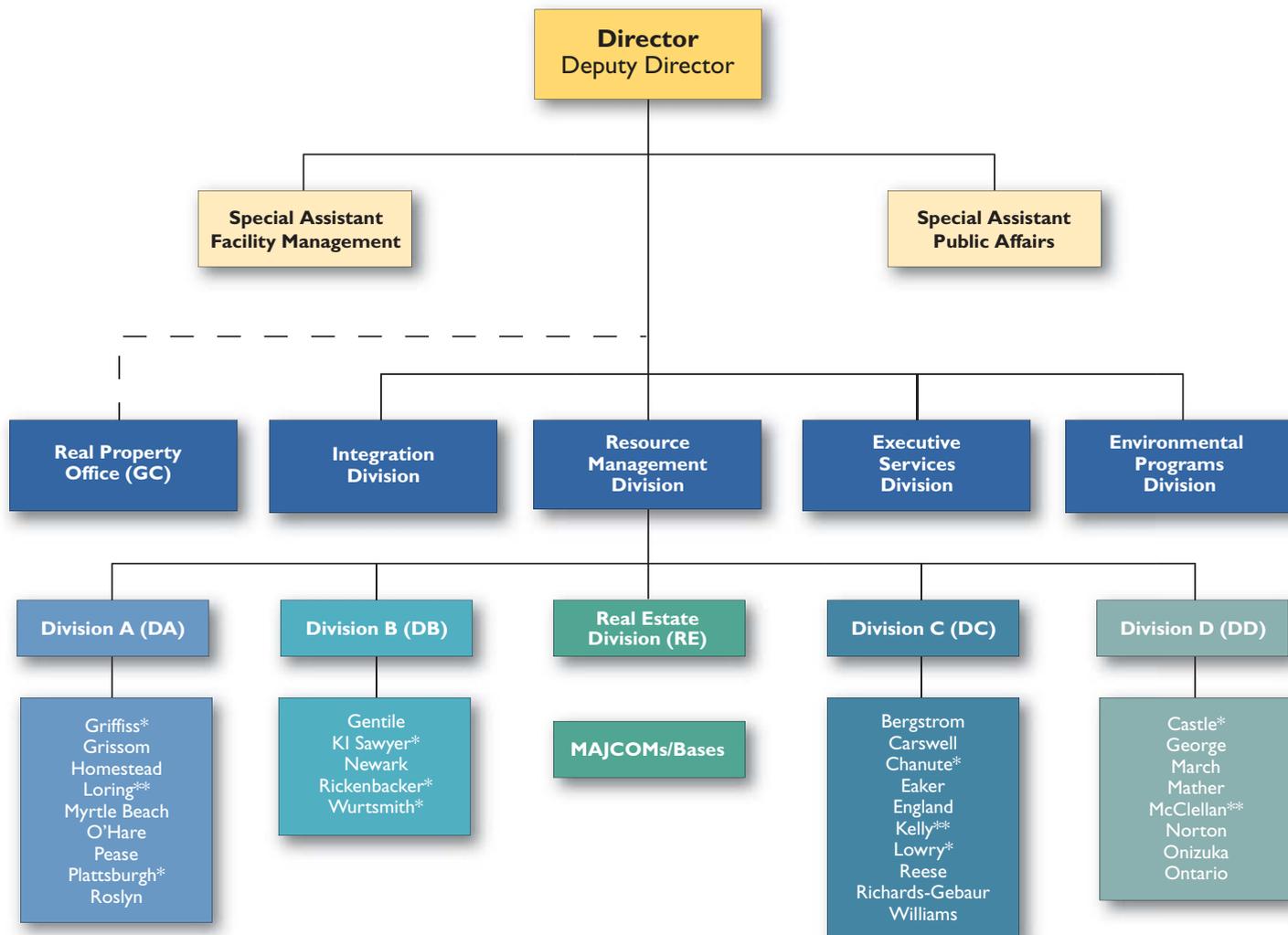
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Facilities Management: **Clarence King**

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Integration: **John J. Corradetti**
Environmental Programs and Plans:
Gerald Johnson
Resource Management: **Kathryn Peters**
Legal: **Derence Fivehouse**
Real Estate: **Rich Jenkins**

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Division A: **Andrea Ziemian (acting)**
Division B: **Chips Johnson**
Division C: **Carol Ann Beda**
Division D: **Kenneth Reinertson**



* = OL
** = ROL



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The Connection is an official non-directive departmental publication. Its purpose is to educate, inform, motivate and update AFRPA employees on policies, programs, plans and news of the base conversion process and related activities. The views and opinions expressed in this periodical are those of the individual author and not necessarily those of the Department of the Air Force or of the AFRPA.

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