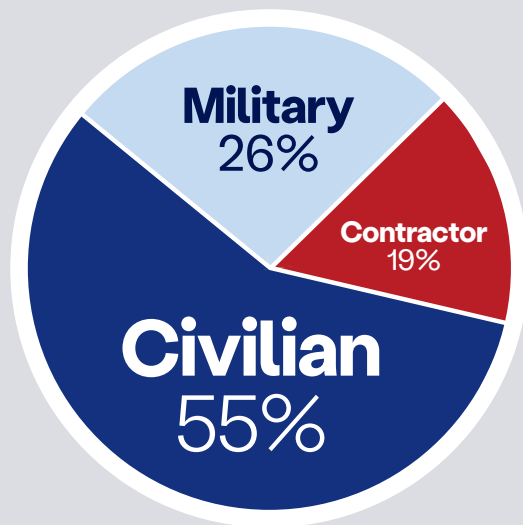


Fort Meade + The National Business Park

With approximately 63,000 employees, **Fort George G. Meade ("Ft. Meade") is Maryland's largest employer¹ and has one of the largest non-military workforce of any Army installation in the United States.** Geographically, Ft. Meade spans 5,067 acres bordered by I-295, and Maryland Routes 32 and 175. Ft. Meade houses over 100 Department of Defense ("DOD") organizations and other agencies engaged in signals intelligence, including U.S. Cyber Command ("USCYBERCOM") and Defense Information Systems Agency ("DISA"), making Ft. Meade *The Nation's Platform for Intelligence, Information, and Cyber Operations.*²

FT. MEADE TOTAL ASIP POPULATION



DEFINITIONS:

- > **Military:** Active duty uniform service members
- > **Civilian:** DOD and other agency government employees
- > **Contractor:** Maintenance and building operations personnel, as well as support defense contractors (see MILCON discussion on following page)
- > **ASIP:** The Army Stationing and Installation Plan, or ASIP, is the official Army database that reflects the total population working on an Army Installation

Source: http://www.ftmeade.army.mil/pages/about/meade_101_2018.pdf

ASIP population as of November 14, 2017 (last available data)

NEW AND REPLACEMENT FACILITIES ON FT. MEADE

In September 2010, as 2005 Base Realignment And Closure ("BRAC") related construction was nearing completion, the DOD published its initial Environmental Impact Statement ("EIS") detailing the potential impact on surrounding infrastructure, utilities, and the environment associated with developing a tract of land on Ft. Meade known as the **East Campus** (previously referred to as **Site M**).

In the November 2010 Record of Decision, the DOD elected to implement only "Proposed Action (Phase I)," wherein they would build up to 1.8 million SF of ATFP ("Anti-Terrorism/Force Protection") compliant office facilities for an existing operational organization ("OpOrg") on Ft. Meade. The DOD's March 2017 EIS details 1.9 million SF of non-ATFP compliant facilities — specifically, 15 buildings that are obsolete (some dating back to the 1950's) and too close to a public road — that will be demolished or, depending on their historic status, taken out of service. More recently, replacement buildings 4 & 5 were approved and are in pre-construction. These two buildings will add 1.75 million SF by the end of the decade. **Table 1** on the back page of this overview summarizes the Replacement Facility construction and demolition for this OpOrg.

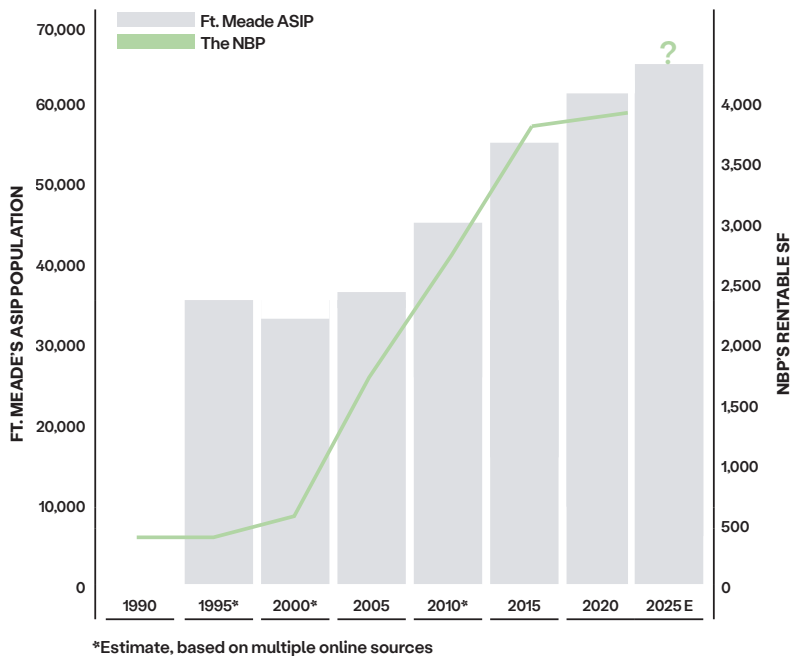
In a separate program, the DOD authorized and appropriated the development of three new facilities on the East Campus to accommodate Ft. Meade's newest tenant: U.S. Cyber Command. **Table 2** summarizes these New Mission facilities.

The two development programs—Replacement Facilities and New Mission—have a combined total of 10 authorized facilities, of which six have been completed or are under construction; two facilities totaling 400,000 SF have been canceled; and the final two buildings totaling 1.75 million SF are in planning/design. Upon completion of the final two buildings, Ft. Meade will have 4.5 million SF of modern, ATFP-compliant office space. Netting out the 1.9 million SF of obsolete space, Ft. Meade will enjoy a net increase of 2.6 million SF of mission capacity (**Table 3**).

¹ With 60,000 employees, U.S. Social Security Administration is the second largest employer in Maryland (Source: TripSavvy, June 3, 2019)

² Source: home.army.mil/meade/index.php

GROWTH AT FT. MEADE + THE NATIONAL BUSINESS PARK



GROWTH AT FT. MEADE; GROWTH AT THE NATIONAL BUSINESS PARK

Historically, growth in the number of organizations and ASIP population at Ft. Meade have precipitated growth in square footage at The National Business Park ("The NBP").

Within The NBP, the U.S. Government leases 1.3 million SF of secure space, 750,000 SF of which can only be accessed through a recently-expanded Visitor Control Center ("VCC"). COPT Defense owns developable land in the northern part of The NBP that can accommodate another 2 million SF and currently has two buildings totaling 290,000 SF under development for cyber tenants.

In the March 2017 EIS, in addition to referencing new buildings and infrastructure to support organizations already operating at Ft. Meade, the DOD also states that if MILCON funding is not made available in a timely manner, **"Alternative 1" is to lease up another 1 million SF of secure buildings at The National Business Park.**

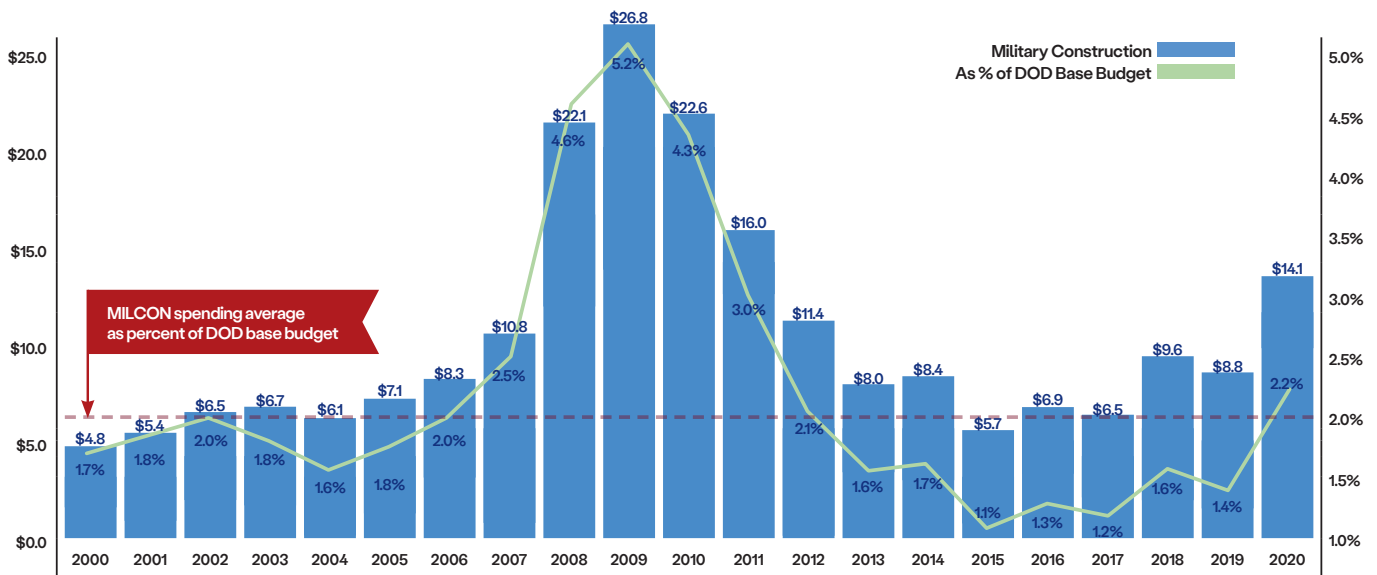
MILCON "101"

Military Construction ("MILCON") includes "all military construction work...necessary to produce a complete and usable facility or a complete and usable improvement to an existing facility... on a military installation."¹ In accordance with DOD regulations, **MILCON money cannot be used to construct facilities for non-DOD employees, such as**

defense contractors; however, such non-DOD personnel are permitted to work in MILCON constructed facilities on a contract basis to augment mission requirements.

Since 2000, MILCON funding has averaged 2% of the DOD's base budget, and as **Chart 1** shows, has been below 2% since 2012. The spike in MILCON funding from 2006–2011 coincided with the construction of new facilities at select bases to

CHART 1: MILCON SPENDING SINCE 2000



Military construction or "MILCON" spending is in billions of current dollars.

Source: National Defense Authorization Acts for each fiscal year; Capital Alpha Partners; COPT Defense's IR Department

accommodate mission relocations mandated by the 2005 BRAC. Important to note is that the MILCON budget for each year is spread across more than 700 U.S. defense installations worldwide,² making the procurement of MILCON funding for any one installation a time-consuming and uncertain process.

Over several years leading up to BRAC 2005, few if any major operational facilities had been constructed at Ft. Meade. Between 2006—2011, defense installations in Maryland received \$1.8 billion of MILCON funding, of which Ft. Meade received approximately \$530 million.³ The majority of Ft. Meade's 2005 BRAC MILCON money was used to build facilities and infrastructure to support the relocation of DISA and its 4,300 personnel from Northern Virginia.

U.S. Cyber Command was established in June 2009 and achieved Full Operational Capability at Ft. Meade in October

2010. **Because U.S. Cyber Command was formed after the 2005 BRAC, no facilities had been programmed at Ft. Meade to accommodate its immediate and future staffing needs.**

On the next page, **Table 2** shows the 989,000 SF in three facilities on the East Campus that house the new mission and its “cyber warriors.”

¹ https://www.loc.gov/rr/frd/Military_Law/pdf/FLD_2014_Ch8.pdf

² <http://www.globalresearch.ca/the-worldwide-network-of-us-military-bases/5564>

³ **Source:** 2011 State of Maryland Base Realignment And Closure Update for the MD Joint Legislative Subcommittee (January 2011)

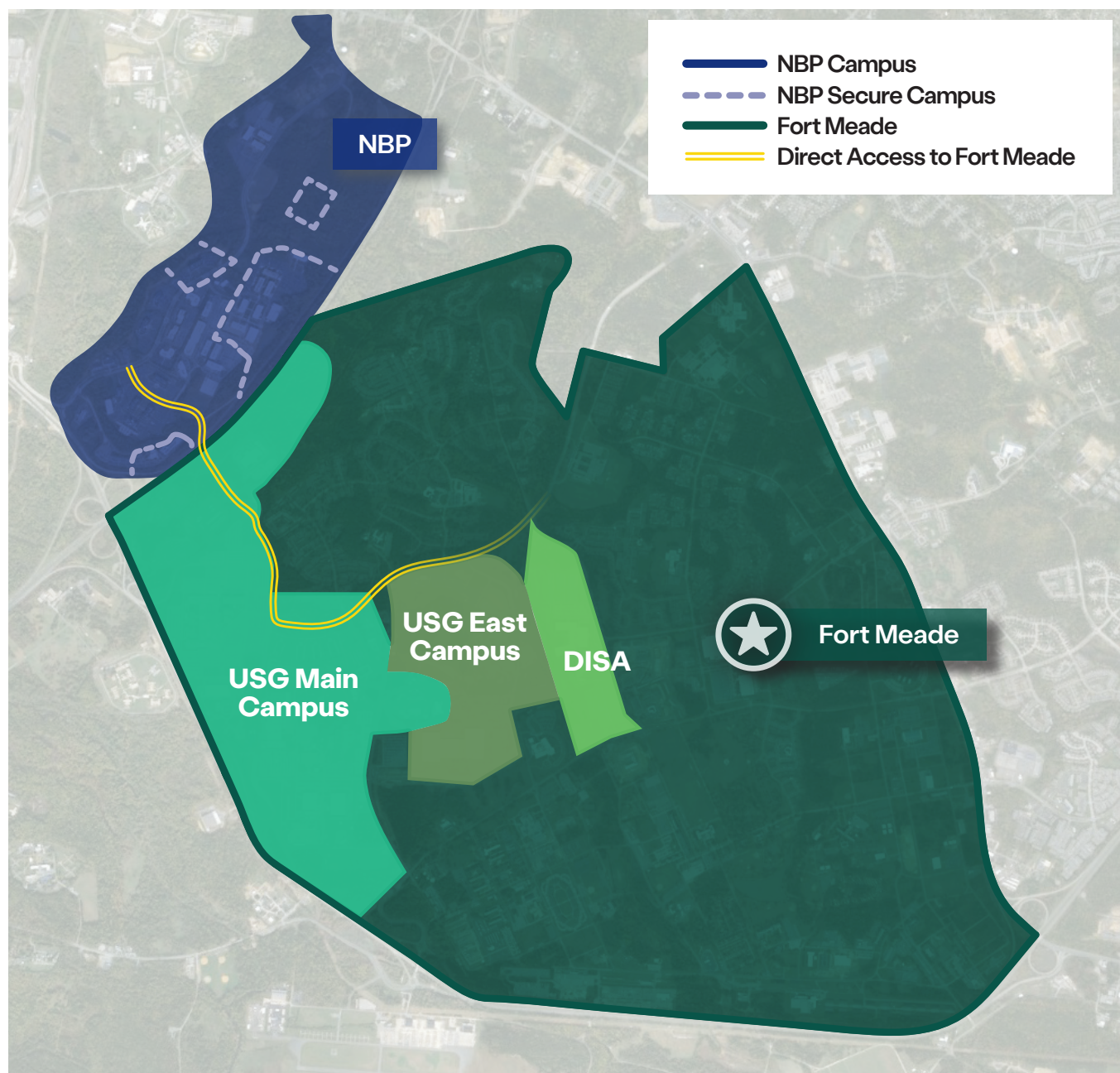


TABLE 1: REPLACEMENT FACILITIES

| Authorized, Active, Completed: | Square Feet | Comments | Delivery Status |
|--------------------------------|------------------|--|--------------------------------------|
| ECB1 | 148,000 | Replacement Facility #1 | Completed 2018 |
| ECB2 | 820,000 | Replacement Facility #2 | Completion expected 2022 |
| ECB3 | 820,000 | Replacement Facility #3 | Completion expected 2023 |
| ECB4 | 854,000 | Replacement Facility #4 in planning/design | 2022 start; Completion expected 2026 |
| ECB5 | 900,000 | Replacement Facility #5 in planning | 2028 target delivery |
| New Total Facilities | 3,542,000 | | |
| Obsolete Facilities | (1,900,000) | To be Demolished or Removed From Service | |
| Net Change in Office SF | 1,642,000 | | |

EIS EAST CAMPUS INTEGRATED PROGRAM—EIS HIGHLIGHTS:

1. An EIS is not a construction plan and should not be confused with a master plan, the latter of which is a controlled document and subject to changes.
2. Construction that is authorized for the East Campus falls into one of two categories:
 - (i) new facilities will replace existing facilities that are obsolete and/or non-ATFP compliant (in DOD parlance: “recapitalize” or “repair by replacement”) (**Table 1**)
 - (ii) new facilities will support staff increases by U.S. Cyber Command and other Operational Organizations at Ft. Meade (**Table 2**)
3. MILCON funding has not yet been appropriated for many of the structures and infrastructure referenced in the March 2017 EIS. MILCON funding is scarce and highly competed for by U.S. defense installations world-wide (see “MILCON 101” on page 2).
4. **Per DOD regulations, MILCON funding cannot be used to construct facilities for non-DOD personnel.**

TABLE 2: NEW MISSION FACILITIES

| Authorized, Active, Completed: | Square Feet | Comments | Delivery Status |
|--------------------------------|----------------|--------------------------------|-----------------|
| Data Center | 600,000 | HPCC (data center) | Completed 2017 |
| JOC | 241,000 | U.S. Cyber/ Integrated Ops Ctr | Completed 2018 |
| Marine Cyber | 148,000 | MarForCyber | Completed 2018 |
| Total | 989,000 | | |

TABLE 3: COMBINED FACILITIES

| Square Feet | Comments |
|------------------|--------------------------------------|
| 3,542,000 | New + Planned Replacement Facilities |
| 989,000 | New Mission Facilities |
| 4,531,000 | Total New Facilities |
| (1,900,000) | Obsolete Facilities |
| 2,631,000 | Net New Mission |