2005 Base Realignment and Closure (BRAC) Recommendations

And Their Impact on the Washington Metro Area

Economy, Transportation, and Office Market

August 29, 2005

DELTA ASSOCIATES

A TRANSWESTERN COMPANY

George Mason University

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2005 Base Realignment And Closure (BRAC) Recommendations And Their Impact on the Washington Metro Area Economy, Transportation, and Office Market

Prepared On:

August 29, 2005

Prepared For:

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August 29, 2005

Mr. Tom Nordlinger
Transwestern Commercial Services
6700 Rockledge Drive, Suite 400A
Bethesda, Maryland 20817

Re: 2005 BRAC Recommendations and their Impact on the Washington Metro Area Economy, Transportation, and Office Market
Our Project #25263

Dear Mr. Nordlinger:

This report contains the results of our analysis of the likely impact on the Washington Metro area economy and office market as a result of the 2005 Base Realignment and Closure (BRAC) recommendations. The results contained herein assume the recommendations are accepted by the President and Congress as submitted by the BRAC Commission and implemented on the ambitious schedule set forth by the Commission.

The purpose of this report is to inform you and your customers of problems and opportunities in the period ahead so as to position yourself to take advantage of real estate trends that these significant events will create.

Since the first BRAC in 1988, this is the largest undertaken to date – both nationally and locally. In fact, BRAC 2005 is larger than the first four combined. And it is the first to so deeply impact leased private-sector office space. And it is the first to combine security concerns. So, for many reasons it has the potential to impact the economy, transportation and office markets of the Washington region.

SUMMARY

We should know by the end of the year who will be moved, closed and realigned.

This report assumes the approval of moves, closures and realignment as recommended on May 13, 2005 by the Department of Defense to the BRAC Commission. However, we do not believe that all of the recommendations included herein will make the final list that the BRAC committee submits to the President. ***Consequently, we will redo our analysis and re-issue this report when the final list of recommendations is available.*** In addition, it is important to point out that projections that extend for 10 years are a considered opinion of potential events as they might unfold and are subject to uncertainty as actual economic and market factors materialize. They will no doubt be somewhat different than characterized herein.

Significant Recommendations

The BRAC recommendations include several realignment and closure actions that will have a significant impact on the Washington Metro area if implemented as now recommended. The most significant actions:

- A loss of 22,700 employees from leased space in Northern Virginia. In addition, we estimate 15,000 contractor jobs will follow Federal agencies to their new locations.
- A gain of 11,800 Federal employees to Fort Belvoir in southeast Fairfax County and approximately 7,500 contractors are estimated to follow.
- A gain of 5,361 Federal employees to Fort Meade in northwest Anne Arundel County. Plus approximately 4,500 contractors are expected to follow.
- A loss of 9,486 employees from the closure of Walter Reed Army Medical Center in the District.

Impact on the Washington Area Economy

The realignment of DoD agencies, and their effect on the private sector, will have a minor impact on the region's economy:

- In the short run, by 2011, the region stands to lose 7,500 jobs, on a base of 3.3 million jobs at that time.
- In the longer run, by 2015, the region stands to gain 6,600 jobs, on a base of 3.5 million jobs at that time.

But, there will be real winners and losers at the jurisdiction level:

- Arlington and the District will suffer job losses.
- Alexandria may backfill with PTO indirect employment.
- Fairfax, Anne Arundel and Prince William Counties will be large winners.

Impact on Transportation

BRAC can be characterized as "unsmart growth" – not utilizing our transportation infrastructure. As a direct result of BRAC:

- Daily transit ridership will decline by 6,097 by 2015.
- Daily automobile trips will increase by 84,932 by 2015.

Even with Metro subway extension to Ft. Belvoir and Ft. Meade, gridlock will prevail in these areas without billions of dollars in highway improvements in southeast Fairfax County and western Anne Arundel County.

Impact on the Housing Market

We anticipate little impact on the housing market of metropolitan Washington as a result of BRAC. With most job shifts occurring over short distances, few employees are likely to change residence. And with net job impact minor, the impact on housing demand at the metro level will be negligible.

Impact on the Office Market

By 2011, BRAC will have a modestly negative impact on the region's office market. Depending on how quickly DoD can mobilize, build new space, and move its personnel, the metro-wide vacancy rate will likely increase by 0.8% as a direct result of BRAC space, to 10.4%.

By 2011, BRAC has a decidedly negative impact on Northern Virginia, while it is neutral in the District and modestly positive in Suburban Maryland.

- The vacancy rate in Northern Virginia will likely increase by 2.1%, to 12.2%, as a direct result of BRAC.
- Vacancy in the District will likely rise 0.5%, to 8.9%, as a result of tenants moving to Northern Virginia.
- The vacancy rate in Suburban Maryland (including Anne Arundel County) will be impacted positively by BRAC, drifting down to a few basis points to 9.0%.

By 2015, BRAC will have little impact on the region's office market. Although Northern Virginia will still be playing catch up.

Impact on Office Rents

Northern Virginia will likely experience the greatest rent declines in the 2010-2013 period – after experiencing the sharpest gains from 2005-2008 – before stabilizing in 2014/15. Rent growth will likely slow substantially in the District in 2010, and retreat modestly in 2011, as vacancy rises significantly in Northern Virginia – particularly in Arlington and Alexandria – and these submarkets begin to compete for the District's tenants. Rents will likely begin rising again in the District in 2014, as market conditions begin to strengthen and vacancy declines. Suburban Maryland's rents will likely experience a modest decline in the latter portion of the downturn, without a substantial loss of tenants, nor competitive pressures for its tenants, before resuming modest escalation in 2014.

Summary: Jurisdictions to Benefit as a Result of BRAC Realignment

Fairfax County: Gain of more than 18,000 jobs to Fort Belvoir and the neighborhood in the southeast part of the county. Road improvements to Fort Belvoir and possible Metro extension. Housing values likely to rise in southeast Fairfax. Retail spending to rise substantially.

Anne Arundel County: Gain of more than 10,000 jobs to Fort Meade and vicinity. Road improvements and possible Metro extension. Housing values and retail spending up.

Prince William/Stafford County: Gain of 5,000 jobs near Quantico Marine Base.

Summary: Jurisdictions Adversely Affected as a Result of BRAC Realignment

Arlington County: Likely loss of 13,400 jobs by 2011; 9,200 by 2015. While up to 40,000 jobs may be relocated out of Arlington, other jobs will backfill much of the vacant space over the years. Crystal City will experience the most pain, followed by Rosslyn. In spite of the job losses and space to be vacated, Crystal City is presented with an opportunity to continue to remake its image by adding more mixed-use and residential options and becoming much more pedestrian friendly.

The District: The BRAC recommendations will have an initial negative impact on the District's job market but could end up positive if the 113-acre site at Walter Reed Medical Center is eventually developed into other uses. The closure of Walter Reed will result in a net loss of 5,360 defense employees. Many scenarios exist for the future development of Walter Reed Army Medical Center after its potential closure in 2011. The first option for the site is potential reuse by another Federal Agency; the Department of Health and Human Services, Department of Education, and Department of the Interior are possible alternatives. If the Federal government passes on the site, it would pass to the hands of homeless-assistance groups. If neither party wanted the site, it would then fall under city control. Potential development alternatives have been speculated to include a larger medical facility or a biotechnology research campus. The city could also sell the site to private developers, who could turn the space into thousands of residential units and millions of square feet of office space.

The District will also lose some jobs from Bolling Air Force Base and the Navy Yard. The loss of thousands of defense jobs should not affect the District in the long run. Most workers will not have to move to new locations because most are being transferred to the National Naval Medical Center in Bethesda. Furthermore, the site of the largest closure, Walter Reed Army Medical Center, is located in a strong residential market and can be extremely productive if redeveloped after its closure.

Bailey's Crossroads: Loss of 5,000 jobs. This submarket will have to work hard to refill its space, since there is no Metro station in the area.

Alexandria: Loss of 4,300 jobs. Space in the Eisenhower Avenue submarket will need to be renovated substantially to be competitive. But Alexandria could benefit with space available to feed demand generated by service firms anxious to move to town to be near the PTO.

*   *   *   *   *

The materials that follow detail our findings. We stand ready to respond to your questions.

Sincerely,

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NOTICE

Delta Associates (DA) considers that it is essential to the reader's examination of this document, and projections contained herein, to understand the use of data, the methodology involved, the role of judgments as distinct from calculations in the methodology, factors which affect current projections, and the impact, if any, of change over time.

The purpose of market, economic and financial projections, together with the basis for the projections, is to make available a considered opinion on potential economic returns from the project so that those who utilize these results can evaluate them in terms of methodology employed, data applied as well as judgments made and identified. All prospective data are subject to uncertainties. As actual market and economic factors affecting the project materialize, they may differ somewhat from the basis projected herein. Unforeseen changes in laws may also affect real estate market performance and value. Accordingly, although the projections in this report are those one would reasonably expect to occur given the conditions existing at the time of this writing, actual market and financial results may differ from the projections.

Similarly, projections herein have been prepared utilizing the information, assumptions and calculations outlined in this report. Select information utilized in the projection process is on occasion from sources other than DA; where such information is from published sources, DA has identified the source and assumed such information to be accurate as presented. Where such information is from unpublished sources, DA has reviewed the information for reasonableness and consistency before including same herein. No representations are made by DA as regards property ownership, size, zoning conformance, occupancy and lease terms, availability of utilities, soil conditions, flood hazard, environmental problems, or any other matters. All such property specific data has been supplied to DA by the property owner and/or its agents and DA has assumed this data to be accurate as provided.

DA's principal business activity is the evaluation of real estate development economics, including the analysis of market potentials, evaluation of projected operating and financial results, and valuations. In the course of each year the firm typically performs more than a hundred assignments for building and development organizations, financial institutions, property owners and the like. The firm considers that it is "expert" in this field, and it is DA's belief that the methodology and other procedures employed by it constitute valid and accepted methods of evaluating and valuing real estate. However, it is pointed out that procedures used herein rely on judgments dependent on the accuracy of data and influenced by external circumstances which can change quickly with time and substantially affect the project and hence its value. DA recommends that its clients recognize these limitations inherent in using the projections of this report when making business decisions.

Finally, the reader is hereby advised that Delta Associates is the trade name of Transwestern Delta Associates L.L.C., a Delaware limited liability company. As such, DA is part of the Transwestern Commercial Services (TCS) family of real estate service companies that broker, finance, manage, advise, and develop real estate throughout the United States. This disclosure is made so as to (1) avoid the appearance of a conflict and (2) to assure the client of confidentiality and impartiality. Delta Associates is independently operated by its principals and separately officed in Old Town Alexandria. In no way does Delta Associates' TCS affiliation affect the judgments expressed herein.

SUMMARY REPORT

BACKGROUND

On Friday, May 13, the Department of Defense (DoD) released its preliminary recommendations for the relocation of DoD employees and closure of DoD facilities. The recommendations then continued to the Base Realignment and Closure (BRAC) Commission for review and comments. The BRAC Commission is a nine-member, bipartisan group that is responsible for impartially evaluating DoD's proposed adjustment actions without interference from political influence. Including the initial 1988 Commission, there have been four BRAC rounds (1988, 1991, 1993, and 1995) resulting in 499 recommendations – 97 major closures and hundreds of smaller base realignments, closures, and other actions. These recommendations produced net estimated savings of $28.9 billion through FY 2003 and are expected to continue saving the DoD $7 billion annually.

After the release of the DoD's recommendations on May 13, the next steps in the BRAC timeline include:

- ***September 8*** – BRAC Commission submits recommendations to the President.
- ***September 23*** – The President approves the recommendations and sends the report to Congress, or the President rejects the recommendations and returns them to the BRAC Commission. The President must approve or reject the recommendations in their entirety. If the President approves the recommendations, Congress has 45 days, or until the adjournment of Congress, to disapprove them.
- ***October 20*** – If the President returns the report to the BRAC Commission, the Commission has until this date to consider the President's objections and send a revised report back to the President.
- ***November 7*** – The President rejects the revised report or sends the revised recommendations to Congress. The President must approve or reject the recommendations in their entirety. Congress has 45 days, or until the adjournment of Congress, to disapprove the recommendations.
- ***April 15, 2006*** – The Commission terminates.

The final recommendations are expected to take effect by 2011 and result in annual net savings of $2.5 billion after their completion.

The 2005 BRAC process contains three key differences from the earlier rounds that result in a significant impact to the office market in the Washington Metro Area.

1. The closure and realignment recommendations are based on the probable threats to national security over the next 20 years. The earlier BRAC rounds employed a 6-year horizon to develop realignment and closure recommendations.

2. The selection criteria give priority to military value, which takes into account the cost of operations. The criteria regard leased space as more expensive in the long run and, as a result, less desirable than government-owned property.

3. The 2005 BRAC recommendations incorporate the antiterrorism security standards established by DoD in October 2003. The security standards, which become mandatory for new leases in October 2005 and lease renewals in 2009, require a minimum setback requirement of 82 feet, collapse resistant construction, minimal below-ground and rooftop parking, protective window glazing, separate mailroom ventilation, and emergency shutoff capabilities for building ventilation. These requirements are particularly damaging to the use of leased office space because the dense urban areas, where most of the leased buildings are located, do not contain the physical space to meet the new standards.

BRAC Definitions

Closure

All missions of the installation have ceased or have been relocated. All personnel positions (military, civilian and contractor) have either been eliminated or relocated, except for personnel required for caretaking, conducting any ongoing environmental cleanup, and disposal of the base, or personnel remaining in authorized enclaves.

All missions of the base will cease or be relocated. All personnel (military, civilian, and contractor) will either be eliminated or relocated. The entire base will be deemed excess and the property disposed.

Realignment

Includes any action that both reduces and relocates functions and civilian personnel positions, but does not include a reduction in force resulting from workload adjustments, reduced personnel or funding levels, or skill imbalances.

Some missions of the base will cease or be relocated, but others will remain. The active component will still be host of the remaining portion of the base. Only a portion of the base will be deemed excess and the property disposed, with realignment (missions ceasing or relocating) and property disposal being separate actions under Public Law 101-510. In cases where the base is both gaining and losing missions, the base is being realigned if it will experience a net reduction of DoD civilian personnel. In such situations, it is possible that no property will be deemed excess.

Direct Employment Changes

The net addition or loss of military, civilian and mission contractors working on the base.

Indirect Employment Changes

The sum of estimated indirect and induced job changes in the community associated with the change in total direct jobs. Indirect job changes are the net addition or loss of local non-government jobs supporting base material, service, and infrastructure needs, such as base operations support contractors. Induced job changes are the net addition or loss of local non-government jobs in industries that provide goods or services to the households of direct or indirect base employees. Examples include local grocery stores, retail stores, and restaurants.

2005 BRAC RECOMMENDATIONS FOR THE WASHINGTON METRO AREA

The BRAC recommendations include several realignment and closure actions that will have a significant impact on the Washington Metro area if implemented as expected.

Northern Virginia

Northern Virginia is expected to experience a net loss of approximately 14,400 employees as a result of the Department of Defense's recommendations. Many of the recommendations are based on security considerations and expected cost savings attained by transferring personnel from leased to federally-owned buildings. The most noteworthy movements include:

- A loss of 22,700 employees from Leased Space (See Tables 2 & 3). In addition, by our estimates, approximately 15,000 contractors will follow suit.
- A gain of 11,800 employees to Fort Belvoir in southeast Fairfax County. Plus approximately 7,500 contractors are expected to follow to the general vicinity.
- A gain of 3,000 employees to Quantico Marine Corps Base in southeast Prince William County. Plus, 2,000 or so contractors to the neighborhood.

Northern Virginia officials argue that placing personnel in leased space may be more cost efficient than constructing new facilities and suggest creative methods to meet new security standards, such as forming enclaves comprised of several buildings. While Congress and the BRAC Commission have the ability to make changes to the proposed closures and movements, vast revisions do not seem likely. In past BRAC rounds, only about 15% of the recommendations have been changed. If the recommendations go through as expected, the Northern Virginia office market will be impacted significantly.

Table 1 following lists the complete recommendations for Northern Virginia.

Suburban Maryland

The DoD's proposed base relocations will result in a net gain of approximately 11,600 employees in Suburban Maryland. This includes Anne Arundel County, where Fort Meade is located. Some of the gains in personnel will be relocating from outside the Washington Metro area, but most are currently located in the area. The most noteworthy movements include:

- A gain of 5,361 employees to Fort Meade in northwest Anne Arundel County. Plus approximately 4,500 contractors are expected to follow to the general vicinity. Total gain to Fort Meade and surrounding neighborhood: 10,200.
- A gain of 3,400 employees to the National Naval Medical Center in Bethesda. 1,900 direct and 1,500 indirect. A large portion of the gain in employees results from the realignment of the tertiary medical services, legal medicine, and program management office at the Walter Reed Army Medical Center in Washington, DC to the medical center in Bethesda.
- A loss of 2,400 employees from the National Geospatial Intelligence Agency in Chevy Chase. 1,300 direct; 1,100 indirect. These positions are moving across the river to Fort Belvoir.

Table 4 lists the complete recommendations for Suburban Maryland.

The District

Based on DoD's recommendations, the proposed realignments and closures will result in a net loss of 10,967 employees from within the District. The most significant realignment changes include:

- a loss of 9,486 employees from the closure of Walter Reed Army Medical Center
- a loss of 682 employees from Bolling Air Force Base
- a loss of 631 employees from the Navy Yard

Table 5 lists the complete recommendations for the District.

TABLE 1

BASE CLOSURE AND REALIGNMENT RECOMMENDATIONS
NORTHERN VIRGINIA
MAY 2005

Installation	Location	Action	Out		In		Net Gain/(Loss)		Net Mission Contractor	Total Direct	Indirect Changes	Total Job Changes
			Mil	Civ	Mil	Civ	Mil	Civ				
1) Leased Space - VA	NOVA	Close/Realign	(6,199)	(15,539)	0	0	(6,199)	(15,539)	(972)	(22,710)	(16,291)	(39,001)
2) Fort Belvoir	Southeast Fairfax Co.	Gain	(466)	(2,281)	4,537	8,010	4,071	5,729	2,058	11,858	8,250	20,108
Headquarters Battalion, Headquarters Marine Corps, Henderson Hall	Arlington	Gain	(52)	(22)	453	206	401	184	81	666	443	1,109
3) Marine Corps Base Quantico	Prince William/ Stafford Counties	Gain	(50)	0	496	1,357	446	1,357	1,210	3,013	2,108	5,121
Arlington Service Center	Arlington	Realign	(224)	(516)	435	406	211	(110)	(383)	(282)	(205)	(487)
Center for Naval Research	Ballston	Realign	(25)	(313)	0	0	(25)	(313)	0	(338)	(252)	(590)
Defense Finance and Accounting Service	Arlington	Realign	(7)	(401)	0	0	(7)	(401)	0	(408)	(308)	(716)
Total			**(7,023)**	**(19,072)**	**5,921**	**9,979**	**(1,102)**	**(9,093)**	**1,994**	**(8,201)**	**(6,255)**	**(14,456)**

Note: See map on page 16 for location of numbered items.

Source: BRAC Report; May 2005.

TABLE 2

FEDERAL AGENCIES VACATING LEASED OFFICE SPACED
NORTHERN VIRGINIA
AUGUST 2005

Federal Dept/Agency	Building Name	Address	Submarket	County	Leased SF	# of Employees	Lease Exp Date	Moving to
Office of the Secretary of Defense	One Liberty Center: Ballston Centre	4015 Wilson Blvd.	Ballston	Arlington	141,014	627		Fort Belvoir
AF Personnel &SecAF/General Counsel, DefEdActivity, DefHumResAct	Webb Building	4040 N Fairfax Dr	Ballston	Arlington	132,629	589	8/30/2006	Andrews Air Force Base, MD. , Fort Belvoir, Columbus, OH
DoD-ONR (Ofc of Naval Research)	Liberty Center	875 N Randolph St	Ballston	Arlington	273,500	1,216	12/1/2007	Bethesda, MD
SecAF-Public Aff &SmallBus, Army Legal, Office of the Secretary of Defense	Ballston Metro Center	901 N Stuart St	Ballston	Arlington	15,171	67	7/15/2006	Andrews Air Force Base, MD. & Fort Belvoir
PRPO, Defense Logistics Agency, DefHumanResAct, Air Force Real Property Agency	Nash Street Building	1400 Key Blvd	Rosslyn	Arlington	73,660	327	July 2005	Fort Belvoir & Lackland Air Force Base, San Antonio, TX.
Office of the Secretary of Defense,Defense Logistics Agency, DefHumanResAct, Washington	Oakhill Building	1401 Wilson Blvd	Rosslyn	Arlington	83,286	370	7/1/2005	Fort Belvoir
PentagonSwingSpace, PentagonRenovation,	A&M Building	1500 Wilson Blvd	Rosslyn	Arlington	193,141	858	6/13/2013	Fort Belvoir
Air Force-Judge Advocate General	Art Associates	1501 Wilson Blvd	Rosslyn	Arlington	29,175	130	3/14/2012	Andrews Air Force Base, MD.
Office of the Secretary of Defense;Defense Logistics Agency	Art Associates West	1515 Wilson Blvd	Rosslyn	Arlington	3,113	14	10/27/2013	Fort Belvoir
Office of the Secretary of Defense,Defense Logistics Agency, DefHumanResAct, Washington I	Millcourt	1555 Wilson Blvd	Rosslyn	Arlington	26,386	117	4/14/2006	Fort Belvoir
Sec of the Air Force-Acquisition	1560 Wilson Blvd.	1560 Wilson Blvd	Rosslyn	Arlington	40,000	178		Andrews Air Force Base, MD.
DefHumanResAct	1600 Wilson Blvd.	1600 Wilson Blvd	Rosslyn	Arlington	11,623	52	6/30/2009	Fort Belvoir
AdmAssistSecArmy Army Family Liaison Office	Rosslyn Metro Center	1700 N Moore St	Rosslyn	Arlington	26,167	116	8/7/2008	Fort Belvoir Fort Sam Houston, TX
Washington Headquarters ServicesCenAdjudicationFacility, PentagonRen, Washington Headq	Rosslyn Plaza North	1777 N Kent St	Rosslyn	Arlington	241,191	1,072	1/10/2008	Fort Meade, MD. & Fort Belvoir
Air Force-Operations, Adm Asst, Auditor Ger	CACI Building	1815 N Fort Myer Dr	Rosslyn	Arlington	21,643	96	2/4/2007	Andrews Air Force Base, MD
DoD- DARPA (Defense Advanced Research Projects Agency)	Virginia Square Plaza	3701 N Fairfax Dr	Virginia Sq.	Arlington	67,227	299	7/31/2010	Bethesda, MD
Subtotal:			**R-B Corridor**		**1,378,926**	**6,129**		
Washington Headquarters Services, Def CommissaryHumanRes	James Polk Building (NC-2)	2521 Jefferson Davis Highway	Crystal City	Arlington	285,401	1,268	April 2009	Fort Belvoir
DoD Inspector General	North Tower	2800 Crystal Drive	Crystal City	Arlington	30,600	136	June 2005	Fort Belvoir
AF Installation&Logistics, AF Financial Man, Office of the Secretary of Defense, Washington H	Crystal Gateway 3	1215 Clark Street	Crystal City	Arlington	36,277	161	11/18/2007	Andrews Air Force Base, MD. & Fort Belvoir
AFInstall&Log, DepUndSecArmyOpsRes, Office of the Secretary of Defense, Washington Hea	Crystal Gateway 2	1225 Clark Street	Crystal City	Arlington	62,220	277	4/30/2008	Andrews Air Force Base, MD. & Fort Belvoir
AF Personel&Pers-Ops, Install&Log, ArmyEnvTech, Office of the Secretary of Defense, Washi	Crystal Gateway 1	1235 Clark Street	Crystal City	Arlington	85,238	379	9/16/2006	Andrews Air Force Base, MD. & Fort Belvoir
HQs NatGrdBur, AirNatGrd, partArmyNatGrd	Jefferson Plaza 1	1411 Jefferson Davis Highway	Crystal City	Arlington	249,699	1,110	11/2008	Andrews Air Force Base, MD. & NatGrd Ready, ArlVa
AFInstallation&Logistics,Chief Army Reserve, AssSecArmyFinMan Compt/CEAC, AdmAssistS	Jefferson Plaza 2	1421 Jefferson Davis Highway	Crystal City	Arlington	62,404	277	11/2008	Fort Belvoir
AFPersonnel,AFPersnOps, ArmyNISAP,Army EnvPolicyInst, SenExPubAffTrain, MDA,Army H	Crystal Square 2	1550 Crystal Drive	Crystal City	Arlington	92,350	410	7/21/2008	Andrews AFB, MD.,Redstone Arsenal, AL.,Fort Knox, KY.
Office of the Secretary of Defense, DFAS, Washington Headquarters Services	Crystal Mall 2	1801 S. Bell St.	Crystal City	Arlington	7,744	34	2/11/2006	Fort Belvoir
Office of the Secretary of Defense, DefFinAccountServ	Crystal Mall 3	1851 S. Bell St.	Crystal City	Arlington	7,744	34	2/11/2006	Fort Belvoir
AssSecArmyManpowerResAff/ArmyReviewBoard/EqOpp, Washington Headquarters Services	Crystal Mall 4	1901 S. Bell St.	Crystal City	Arlington	7,744	34	2/11/2006	Fort Belvoir & Redstone Arsenal, AL.
AF-Ops, CounterintelFldAct & DefSecurityServ	1919 S Eads St	1919 S Eads St	Crystal City	Arlington	9,404	42	7/31/2006	Andrews AFB & MCB Quantico
Army G3/Army Simulation,Office of the Secretary of Defense, Washington Headquarters Servi	Crystal Gateway North	201 12th Street	Crystal City	Arlington	194,312	864	3/13/2009	Fort Belvoir
AF Admin Asst, Office of the Secretary of Defense	Crystal Plaza 6	2221 South Clark St.	Crystal City	Arlington	39,124	174	11/30/2008	Andrews Air Force Base, MD. & Fort Belvoir
AF-CIO, AF Ops, Army Safety Off, OSAA	Crystal Plaza 5	223 23rd Street	Crystal City	Arlington	61,046	271		Andrews Air Force Base, MD. & Fort Belvoir
CIFA, DSS, Office of the Secretary of Defense	Crystal Square 4	241 18th Street	Crystal City	Arlington	86,535	385	9/7/2008	MCB Quantico & Fort Belvoir
Office of the Secretary of Defense	Crystal Square 5	251 18th Street	Crystal City	Arlington	14,820	66	6/30/2008	Fort Belvoir
Washington Headquarters Services,ArG6/DISC4 G8/Force, G1/ArmyResInst, ArNetworkEntTe	Zachary Taylor Building	2531 Jefferson Davis Highway	Crystal City	Arlington	464,597	2,065	4/30/2008	Fort Belvoir, Columbus, OH, Fort Sam Houston, TX
Office of the Secretary of Defense, Washington Headquarters Services, DoDInspectorGen	400 Army Navy Drive	400 Army Navy Dr	Pentagon City	Arlington	225,000	1,000		Fort Belvoir
Subtotal:			**Crystal City**		**2,022,259**	**8,988**		
Advanced Distributed Learning Initiative Co-Lab; Office of the Secretary of Defense Washingto	1901 N. Beauregard Street	1901 N. Beauregard Street	Alexandria	Alexandria	15,013	67	3/16/2006	Fort Belvoir
Office of the Secretary of Defense Army Surface Deployment, ArContracting Agency E-Comm	Hoffman II	200 Stovall Street	Alexandria	Alexandria	513,584	2,283	3/2/2010	Scott Air Force Base, IL., Fort Sam Houston, TX
Office of the Secretary of Defense, Director, Test, Systems Engineering & Evaluation, Defense	IDA Building	2001 N. Beauregard Street	Alexandria	Alexandria	7,055	31	10/10/2007	Fort Belvoir
ArmyG1/CivPersn, G1/PersnTransf, AdmAssistSecArmy, CommuElectCommand, Office of the	Hoffman I	2461 Eisenhower Avenue	Alexandria	Alexandria	266,286	1,183	9/30/2010	Fort Belvoir
Explosives Safety Board, Defense Threat Reduction Agency,DefTechSecurityAdm	Alexandria Tech Center IV	2850 Eisenhower Avenue	Alexandria	Alexandria	63,452	282	2/28/2012	Fort Belvoir
Army Audit Agency	Park Center I	3101 Park Center Drive	Alexandria	Alexandria	23,741	106	7/31/2007	Fort Belvoir
ArmyTestEvalCommand,ArmyCtrSubstAbuse	Park Center IV	4501 Ford Avenue	Alexandria	Alexandria	117,980	524	12/1/2004	Aberdeen Proving Ground (APG), MD., Fort Knox
Army Community and Family Support Center	Summit Centre	4700 King Street	Alexandria	Alexandria	77,029	342	2/18/2007	Fort Sam Houston, TX
Office of the Secretary of Defense	4850 Mark Center Drive	4850 Mark Center Drive	Alexandria	Alexandria	24,213	108	1/13/2007	Fort Belvoir
Subtotal:			**Alexandria**		**1,108,353**	**4,926**		
Defense Information Systems Agency flrs 2-8, Defense Medical Logistics Standards Support, S	Skyline 6	5109 Leesburg Pk.	Bailey's	Fairfax	147,085	654	8/14/2014	Fort Belvoir
TRICAREMilHealthSys;Defense Information Systems Agency;PRPO:Office of the Secretary of	Skyline 5	5111 Leesburg Pk.	Bailey's	Fairfax	92,104	409	8/14/2007	Fort Meade, MD., Fort Belvoir
Customs Enf.,Defense Information Systems Agency, Adm.AssSecArmy, Washington Headqua	Skyline 4	5113 Leesburg Pk.	Bailey's	Fairfax	25,573	114	11/30/2007	Fort Belvoir Fort Sam Houston, TX
Defense Information Systems Agency	5600 Columbia Pk.	5600 Columbia Pk.	Bailey's	Fairfax	138,930	617	7/8/2004	Slidell, LA.
Missile Defense Agency	Suffolk Building	5611 Columbia Pk.	Bailey's	Fairfax	129,644	576	8/31/2013	Redstone Arsenal, AL.
Subtotal:			**Bailey's Crossroads**		**533,336**	**2,370**		
Office of the Secretary of Defense	Crown Ridge	4035 Ridgetop Road	Fairfax	Fairfax	3,834	17	9/30/2005	Fort Belvoir
Defense Contract Management Agency	Metro Park III	6350 Walker La.	Springfield	Fairfax	74,426	331	12/7/2010	Fort Lee, VA
Subtotal:			**Balance of Ffx. Co.**		**78,260**	**348**		
Total			**Northern Virginia**		**5,121,134**	**22,761**		

Source: Center for Regional Analysis GMU, Delta Associates; August 2005.

TABLE 3

EXCLUSIVE CONTRACTORS LIKELY TO DEPART LEASED SPACE
NORTHERN VIRGINIA
AUGUST 2005

	Value of Contracts (Millions of $)	# of Employees	SF Occupied
Arlington County	$176.3	1,175	264,000
Alexandria	$8.2	54	12,000
Fairfax County	$70.7	471	106,000
Loudoun County	$8.9	59	13,000
Prince William County	$69.3	462	104,000
Northern Virginia Total	$333.4	2,221	499,000

NON-EXCLUSIVE CONTRACTORS LIKELY TO DEPART LEASED SPACE
NORTHERN VIRGINIA
AUGUST 2005

	Value of Contracts (Billions of $)	# of Employees	SF Occupied
Arlington County	$1.89	1,890	425,000
Alexandria	$1.08	1,082	243,000
Fairfax County	$7.87	7,871	1,771,000
Loudoun County	$1.42	1,415	318,000
Prince William County	$0.54	537	121,000
Northern Virginia Total	$12.80	12,795	2,878,000

ALL CONTRACTORS LIKELY TO DEPART LEASED SPACE
NORTHERN VIRGINIA
AUGUST 2005

	Value of Contracts (Billions of $)	# of Employees	SF Occupied
Arlington County	$2.07	3,065	689,000
Alexandria	$1.09	1,136	255,000
Fairfax County	$7.94	8,342	1,877,000
Loudoun County	$1.43	1,474	331,000
Prince William County	$0.61	999	225,000
Northern Virginia Total	$13.14	15,016	3,377,000

Source: Center for Regional Analysis GMU, Delta Associates; August 2005.

TABLE 4

BASE CLOSURE AND REALIGNMENT RECOMMENDATIONS
SUBURBAN MARYLAND (INCLUDES ANNE ARUNDEL COUNTY)
MAY 2005

Installation	Location	Action	Out		In		Net Gain/(Loss)		Net Mission Contractor	Total Direct	Indirect Changes	Total Job Changes
			Mil	Civ	Mil	Civ	Mil	Civ				
PFC Flair U.S. Army Reserve Center	Frederick	Close	(20)	(2)	0	0	(20)	(2)	0	(22)	(15)	(37)
Fort Detrick	Frederick	Gain	0	0	76	43	76	43	(15)	104	81	185
5) National Naval Medical Center	Bethesda	Gain	0	0	982	936	982	936	(29)	1,889	1,529	3,418
Naval Surface Weapons Station	Carderock	Gain	0	0	0	6	0	6	0	6	5	11
Army Research Lab	College Park	Realign	0	(43)	0	0	0	(43)	0	(43)	(39)	(82)
Centers for Chemical, Biological, and Medical Research and Development and Acquisition	Rockville	Realign	(16)	(35)	0	0	(16)	(35)	0	(51)	(38)	(89)
6) National Geospatial Intelligence Agency	Little Falls (Chevy Chase)	Realign								(1,300)	(1,100)	(2,400)
Defense/Military Department Adjudication and Investigation Activities	Linthicum and Elkridge	Close/Realign	(3)	(121)	0	0	(3)	(121)	0	(124)	(118)	(242)
4) Fort Meade	NW Anne Arundel Co.	Gain	(2)	0	684	2,915	682	2,915	1,764	5,361	4,875	10,236
Naval Station Annapolis	Annapolis	Realign	0	(13)	0	0	0	(13)	0	(13)	(12)	(25)
Naval Reserve Center	College Park	Close	(17)	0	0	0	(17)	0	0	(17)	(10)	(27)
Andrews Air Force Base	Prince George's County	Gain	(416)	(189)	607	489	191	300	(91)	400	286	686
Total			**(474)**	**(403)**	**2,349**	**4,389**	**1,875**	**3,986**	**1,629**	**6,190**	**5,444**	**11,634**

Note: See map on page 16 for location of numbered items.

Source: BRAC Report; May 2005.

TABLE 5

BASE CLOSURE AND REALIGNMENT RECOMMENDATIONS
DISTRICT OF COLUMBIA
MAY 2005

Installation	Location	Action	Out		In		Net Gain/(Loss)		Net Mission Contractor	Total Direct	Indirect Changes	Total Job Changes
			Mil	Civ	Mil	Civ	Mil	Civ				
Department of Navy and Media Organization Leased Locations	Southeast DC	Close/Realign	(103)	(68)	0	79	(103)	11	0	(92)	(56)	(148)
9) Bolling Air Force Base	Bolling Air Force Base	Realign	(96)	(242)	0	0	(96)	(242)	(61)	(399)	(283)	(682)
Potomac Annex	23rd and E Street	Realign	(4)	(5)	0	0	(4)	(5)	(3)	(12)	(8)	(20)
8) Navy Yard	Southeast DC	Realign	(108)	(845)	28	522	(80)	(323)	40	(363)	(268)	(631)
7) Walter Reed Army Medical Ctr.	Upper Northwest DC	Realign	(2,679)	(2,388)	28	31	(2,651)	(2,357)	(622)	(5,630)	(3,856)	(9,486)
Total			**(2,990)**	**(3,548)**	**56**	**632**	**(2,934)**	**(2,916)**	**(646)**	**(6,496)**	**(4,471)**	**(10,967)**

Note: See map on page 16 for location of numbered items.

Source: BRAC Report; May 2005.

Major BRAC Actions: Washington Metro Area

IMPACT ON THE ECONOMY

The realignment of DoD agencies from core areas in the Washington Metro area will have an impact on the local economy. In fact, the indirect impact associated with the realignment may be even greater than the direct loss of DoD jobs – particularly in Northern Virginia. In addition to DoD jobs, many DoD contractors will likely follow the agencies to their new locations. The BRAC realignment will cause a loss of jobs in the near-term, before the region rebounds and attracts even more jobs in the long run.

The proposed movements will shift defense workers and contractors from populated urban centers, such as the District and Arlington, to military bases, like Fort Meade and Fort Belvoir, located in neighboring suburban areas. The shift of jobs to surrounding areas may worsen the flow of traffic, as workers commute against the established traffic infrastructure, particularly those moving to Fort Belvoir. The region's suburbs will continue to expand over the next 10 years, as the urban center rebounds and other industry sectors backfill vacated space. In addition, some of the older office stock will likely be demolished, renovated, or converted to other uses.

All of the BRAC recommendations are supposed to be in effect by year-end 2011. However, we do not believe all of the realignment will be completed by that date. There will likely be some construction delays associated with housing such a large shift in personnel. In addition, some contractors may remain longer at their existing location, or retain a presence there altogether. In a "most likely scenario," we expect approximately 70% of DoD's recommendations to occur by 2011.

Impact on Employment by 2011

If 70% of the proposed BRAC recommendations are implemented by 2011, they will cause a reduction in the Washington Metro Region's[1] projected 2011 employment by approximately 7,500 jobs. Arlington, Alexandria, the District and Bailey's Crossroads will experience the most significant employment losses within the Washington Metro area. In Arlington, Alexandria, and Bailey's Crossroads, the job losses result from the emptying of millions of square feet of leased office space, while the employment reduction in the District is a result of the proposed closure of Walter Reed Army Medical Center.

Largest Net Employment Losses in Washington Metro Region By 2011

Jurisdiction	Net Loss in Projected 2011 Employment
Arlington	13,446
The District	5,488
Alexandria	5,278
Bailey's Crossroads	3,515

Meanwhile, several jurisdictions, including Fairfax County, Anne Arundel County, and Prince William County, will experience a substantial increase in employment. Each of these jurisdictions has a military base, which will add additional employees as a result of realignment.

1/ Includes Anne Arundel County

Largest Net Employment Gains in Washington Metro Region
2011

Jurisdiction	Base	Net Gain in Projected 2011 Employment
Fairfax County	Fort Belvoir	10,154
Anne Arundel County	Fort Meade	7,165
Prince William County	Marine Corps – Quantico	3,585

The BRAC recommendations drive the job increases in Fairfax County, Anne Arundel County, and Prince William County while half of the net gain in jobs at Andrews Air Force Base is in response to the new antiterrorism security requirements.

Economic Impact of BRAC Likely to Coincide with National Economic Slowdown

Much of the movement of personnel associated with the BRAC recommendations will likely occur during the period 2009-2011, which may coincide with the end of the current national expansion. The lifespan of economic expansions generally vary from several years up to 10 years – the last expansion cycle. The average length since WWII is approximately 6 years. Our last two expansions ran 8 and 10 years, respectively. To presume we will experience another expansion longer than six years may be optimistic, given the level of excess present in our society. Some of the excesses include:

- Housing prices and number of interest only loans
- Consumer debt
- Federal debt and Budget Deficit
- Trade Deficit
- Rising energy costs

A combination of these excesses will likely curtail our cycle of growth by the end of the decade. As a result, the impact of the BRAC recommendations may feel harsher than if they occurred during the heart of the economic expansion, when job growth is stronger.

Construction Sector

The defense personnel and contractor movements will positively impact the construction sector. The significant change in submarket populations will generate opportunities for new development surrounding Fort Meade and Fort Belvoir and renovation in Northern Virginia. Fort Meade is relatively prepared for the expected increase in work; in recent months, the Base and NSA have made an effort to steer contractors to secured space outside the boundaries of the Base. For example, developers are preparing to build 5 million square feet of office space along the Baltimore-Washington Parkway, adding continually to the Odenton Town Center mixed use development near the MARC train line, and planning 4,000 housing units from Arundel Mills Mall to Odenton. The surrounding area is also home to large defense contractors, such as Lockheed Martin and Titan Corp., who are situated in the National Business Park.

Fort Belvoir planners are less prepared for the proposed realignment. Current office space around the Base is limited to 1 million square feet within the highway corridor and another 4.9 million in the Springfield district near the Engineer Proving Grounds (next to I-95/Newington). Massive construction is likely to take place on the 820-acre Engineer Proving Grounds site, which offers the opportunity for agencies to consolidate all functions at one secure site; an option that may prove more feasible than splitting jobs between the Base's North and South Posts which adjoin Route 1. Furthermore, the increase in offices should create dynamic retail and hospitality business sectors surrounding Fort Belvoir.

Just as personnel increases can invigorate the construction and real estate market, job losses like those in Northern Virginia produce vacant space for backfill or redevelopment. Most of Northern Virginia's submarkets have strong private sectors to help them recover from defense losses. Crystal City, the hardest hit by the BRAC recommendations and security requirements, currently faces a vacancy rate above 17%. The vacancy rate will likely increase more by 2010, but the empty space will provide the submarket the opportunity to further its transformation from a massive office park to an open-air, mixed-use community. By 2010, space will also most likely become vacant at the National Geospatial-Intelligence Agency headquarters in Bethesda. The facility is located in a strong residential market and will be coveted by private developers if the site is not claimed by other federal agencies.

Transportation

If fully implemented, the BRAC recommendations will affect traffic significantly within the Washington Metro Region. DoD's proposed movements force the flow of traffic against the intended uses of the current transportation infrastructure. As these employees are shifted away from the urban center, the total daily transit (public transportation) trips are expected to decrease by 18,528 (1.84%) while total daily vehicle (automobile) trips are expected to increase by 26,790 (0.12%). The most significant impact will be felt in the suburbs. Maryland officials have recently completed improvements to Route 32, a main access point to Fort Meade. On the other hand, the area near Fort Belvoir will encounter more severe problems. Route 1, the primary path to Fort Belvoir from the Washington Metro Region, is already clogged with commuter traffic. Also, the government closed Woodlawn Road, a major artery to the Base, after September 11, due to security concerns. The addition of approximately 20,000 workers to the daily commute will only exacerbate the problem. Fairfax County is currently conducting a study to construct a new roadway but it is years from completion.

Housing

The BRAC recommendations should not greatly affect the Washington Metro Region housing market. Most of the shifted personnel currently live within the region. For the short-term, these workers will tolerate a longer commute, or find a new job, to remain within the same residence. Most affected employees are members of a 2-plus-worker household where both jobs determine home location. As a result, most employees will not relocate immediately.

Impact on Employment by 2015

By 2015, we expect all of the BRAC recommendations to be in place – unless Northern Virginia manages to retain several agencies at their existing locations. However, assuming all of the current recommendations are in place by 2015, they will result in an increase in projected 2015 employment of approximately 6,600 jobs. As the region recovers from the realignment, it will be able to attract even more jobs to backfill those lost and to support the consolidated Federal agencies at the local bases. The jurisdictions most likely to gain from BRAC recommendations through 2015 are those with military bases: Fairfax County, Anne Arundel County, and Prince William County.

Largest Net Employment Gains in Washington Metro Region
2015

Jurisdiction	Base	Net Gain in Projected 2015 Employment
Fairfax County	Fort Belvoir	18,830
Anne Arundel County	Fort Meade	10,236
Prince William County	Marine Corps – Quantico	5,121

Arlington, Alexandria, and the District will experience the greatest reductions in jobs by 2015.

Largest Net Employment Losses in Washington Metro Region
2015

Jurisdiction	Net Loss in Projected 2015 Employment
Arlington	9,256
The District	4,511
Alexandria	4,305

Construction Sector

The construction sector will continue to benefit from the churn activity that the BRAC realignment will produce. Officials do not expect the majority of the Walter Reed Army Medical Center to close until 2011. The DoD jobs from Walter Reed will be transferred to new 300-bed and 165-bed medical facilities at the National Naval Medical Center in Bethesda and the DeWitt Hospital in Fort Belvoir, respectively. Also, demand for construction will remain strong as contractors continue to move to office space surrounding military bases. Expected delays in the realignment process will prolong the boost to the construction sector for several years.

Transportation

The recommendations will cause substantial problems to the transportation system within the Washington Metro Region. In the long run, projected daily transit trips are expected to decrease by 6,097 (0.52%) while anticipated total daily vehicle (automobile) trips will increase by 84,932 (0.34%). Road improvements will increase the accessibility of military bases in the outer suburbs, but the Anne Arundel County and southeastern Fairfax County areas may still lack mass transit systems to adequately handle the substantial increase in commuters.

Leaders of both jurisdictions are pushing for Metro lines to be extended to the Bases. In Anne Arundel County, an extension is planned to run adjacent to Fort Meade on its path to Baltimore-Washington International Airport. Two alternatives exist for the Fort Belvoir extension: the first stretches the blue-line from the Franconia-Springfield station and extends south along the Fairfax County Parkway (swinging west to the Engineer Proving Grounds), and the second, connects to the yellow-line from Huntington Station along Route 1. Initial cost estimates range from $600 million to $800 million for either addition. Fairfax County will face difficulty obtaining Federal funding, because the County has expended most of its fundraising efforts on securing funds for the planned Tyson’s Corner/Dulles Airport Metro extension.

Housing

BRAC realignment should cause a limited increase of approximately 8,100 households within the Washington Metro Region by 2020. Most of the new households will be located along the I-95 corridor and provide access to southern Fairfax County, Prince William County, and Stafford County. High potential for household growth also exists in vacated DoD space. Developers could benefit from the conversion of office space in central locations such as Crystal City, Arlington, or Alexandria. Also, the Walter Reed site in northwest DC, which is not expected to be closed until 2011, could experience some residential development if the site passes through the hands of federal agencies and city officials.

Jurisdictions to Benefit as a Result of BRAC Realignment

Fairfax County: Gain of more than 18,000 jobs to Fort Belvoir and the neighborhood in the southeast part of the county. Road improvements to Fort Belvoir and possible Metro extension. Housing values likely to rise in southeast Fairfax. Retail spending to rise substantially.

Anne Arundel County: Gain of more than 10,000 jobs to Fort Meade and vicinity. Road improvements and possible Metro extension. Housing values and retail spending up.

Prince William/Stafford County: Gain of 5,000 jobs near Quantico Marine Base.

Jurisdictions Adversely Affected as a Result of BRAC Realignment

Arlington County: Likely loss of 13,400 jobs by 2011; 9,200 by 2015. While up to 40,000 jobs may be relocated out of Arlington, other jobs will backfill much of the vacant space over the years. Crystal City will experience the most pain, followed by Rosslyn. In spite of the job losses and space to be vacated, Crystal City is presented with an opportunity to continue to remake its image by adding more mixed-use and residential options and becoming much more pedestrian friendly.

The District: The BRAC recommendations will have an initial negative impact on the District's job market but could end up positive if the 113-acre site at Walter Reed Medical Center is eventually developed into other uses. The closure of Walter Reed will result in a net loss of 5,360 defense employees. Many scenarios exist for the future development of Walter Reed Army Medical Center after its potential closure in 2011. The first option for the site is potential reuse by another federal agency; the Department of Health and Human Services, Department of Education, and Department of the Interior are possible alternatives. If the federal government passes on the site, it would pass to the hands of homeless-assistance groups. If neither party wanted the site, it would then fall under city control. Potential development alternatives have been speculated to include a larger medical facility or a biotechnology research campus. The city could also sell the site to private developers, who could turn the space into thousands of residential units and millions of square feet of office space.

The District will also lose some jobs from Bolling Air Force Base and the Navy Yard. The loss of thousands of defense jobs should not affect the District in the long run. Most workers will not have to move to new locations because most are being transferred to the National Naval Medical Center in Bethesda. Furthermore, the site of the largest closure, Walter Reed Army Medical Center, is located in a strong residential market and can be extremely productive if redeveloped after its closure.

Bailey's Crossroads: Loss of 5,000 jobs. This submarket will have to work hard to re-fill its space, since there is no Metro station in the area.

Alexandria: Loss of 4,300 jobs. Space in the Eisenhower Avenue submarket will need to be renovated substantially to be competitive.

IMPACT ON THE OFFICE MARKET

By 2011, BRAC will have a modestly negative impact on the region's office market. Depending on how quickly DoD can mobilize, build new space, and move its personnel, the metro-wide vacancy rate will likely increase by approximately 0.8%. By year-end 2015, when all of the realignment will likely be completed, the metro-wide vacancy rate (including Anne Arundel County) will increase by 1.0%.

Table 6

POTENTIAL IMPACT OF BRAC SPACE TO OFFICE VACANCY
WASHINGTON METRO[1]
BY YEAR-END 2011 AND 2015

Submarket	Likely Impact to Net Absorption by 2011	Likely Impact to Net Absorption by 2015
	Millions of SF	
Northern Virginia Leased Office Space	(5.3)	(7.4)
Fairfax County (near Ft. Belvoir)	1.1	1.5
Prince William Co. (near Quantico)	0.3	0.4
Anne Arundel Co. (near Ft. Meade)	0.7	1.0
Bethesda/N. Bethesda	0.1	0.2
The District	(0.1)	(0.1)
Washington Metro	(3.2)	(4.4)
Projected Inventory	418.5	434.5
Impact on Vacancy	**0.8%**	**1.0%**

1/ Includes Anne Arundel County

Source: Delta Associates; August 2005.

Northern Virginia

The loss of nearly 38,000 jobs from approximately 8.4 million SF of leased office space in Northern Virginia will have a significant impact on the market, particularly in Arlington, Alexandria, and Bailey's Crossroads. 22,700 military and federal civilian personnel in approximately 5.1 million SF and approximately 15,000 contractors in about 3.3 million SF are expected to be relocated. Most of this space will be vacated from 2009 through 2011. However, we do expect some delays to occur. In addition, we expect that a handful of the buildings vacated in Arlington will be demolished or converted to residential use. As a result, we are projecting a net 7.4 million SF of this space to be available to the market upon final completion of the realignment – likely by 2015. By year-end 2011, when the majority of the realignment has occurred, the space vacated up to that point and remaining in the inventory will represent 2.9% of the existing inventory in Northern Virginia. And with an economic slowdown likely occurring in that timeframe, vacancy in Northern Virginia will likely rise from the 8% range in 2008 to exceed 12% in 2011.

Arlington County

15,100 federal employees and 3,100 contractors in Arlington will vacate approximately 4.1 million SF of office space. We estimate that about 1.0 million SF of this space will be demolished or converted to residential. And with some realignment delays likely and some contractors retaining an Arlington address, we expect approximately 2.4 million SF to be vacated and remain in the inventory from 2009-2011. This will result in a 6.4% rise in vacancy in Arlington in this period.

- Crystal City: A total of 2.4 million SF to be vacated. However, approximately 700,000 SF is likely to be demolished or converted to residential. Ultimately, we expect 1.3 million SF to be vacated and remain in the inventory from 2009-2011. Result: 9.8% impact to the inventory. This is in addition to existing vacancy, already likely to be in the 10% range.
- Rosslyn-Ballston Corridor: A total of 1.7 million SF to be vacated. 300,000 SF likely to be converted. Ultimately, 1.1 million SF likely to be vacated and remain in the inventory from 2009-2011. Result: 4.6% impact to the projected inventory there – in addition to existing vacancy.

Alexandria

Approximately 4,900 federal employees and 1,100 contractors will leave approximately 1.4 million SF. However, we expect 1.2 million SF to be vacated from 2009-2011, which will result in a 6.5% rise in vacancy in that period. Alexandria's wild card: Service firms moving in to be near the PTO may offset much of this vacancy.

Bailey's Crossroads

Approximately 2,400 federal employees and 1,800 contractors will vacate about 900,000 SF. We expect approximately 600,000 SF to be vacated from 2009-2011, which will raise vacancy by 10.5% in Bailey's Crossroads in that period.

Fort Belvoir/Newington

If the 7,500 contractors that likely follow the federal agencies to Fort Belvoir lease private-sector space off-base, approximately 1.5 million SF of office space would be needed near Fort Belvoir.

Prince William County

Close to 2,000 contractors are expected to follow agencies to Quantico. These contractors would require approximately 400,000 SF of office space near the base, likely in Prince William County.

Table 7 presents the likely scenario of BRAC realignment by year-end 2011 and impact to specific submarkets in Northern Virginia. The BRAC recommendations are supposed to be in place by year-end 2011; however, we do not think enough new space will be constructed in time to accommodate the entire personnel shift by year-end 2011. In addition, we think some contractors will take longer to follow the Federal agencies to their new location. Table 7 on the next page shows the full impact of the BRAC recommendations, if they are all in place by year-end 2011.

Table 7

POTENTIAL IMPACT OF BRAC SPACE TO OFFICE VACANCY IN NORTHERN VIRGINIA LIKELY SCENARIO BY YEAR-END 2011

Submarket	Projected Inventory at 12/11	Space to be Vacated and Likely to Remain in Office Stock 2009-2011	Impact to Vacancy Rate (In addition to existing vacancy rate)
	Millions of SF		
Rosslyn-Ballston Corridor	24.0	1.1	4.6%
Crystal/Pentagon City	13.3	1.3	9.8%
Arlington County	37.3	2.4	6.4%
Alexandria	18.6	1.2	6.5%
Bailey's Crossroads	5.7	0.6	10.5%
Newington (Ft. Belvoir) [1]	1.5	0.0	0.0%
Balance of Fairfax County	103.4	0.8	0.8%
Loudoun County	12.8	0.2	1.6%
Prince William Co. [1]	3.7	0.1	2.7%
TOTAL - Northern Virginia	**183.0**	**5.3**	**2.9%**

1/ Inventory includes space built to accommodate off-base contractor growth.

Source: Delta Associates; August 2005.

Table 8 presents the full impact of BRAC recommendations if they are all in place by year-end 2011. This includes the vast majority of the contractors that will likely follow Federal agencies to their new locations. We remain skeptical that all of the necessary infrastructure will be in place to accommodate this enormous shift in personnel. Consequently, we do not believe the following scenario will transpire.

Table 8

POTENTIAL IMPACT OF BRAC SPACE TO OFFICE VACANCY IN NORTHERN VIRGINIA FULL IMPACT SCENARIO BY YEAR-END 2011

Submarket	Projected Inventory at 12/11	Space to be Vacated and Likely to Remain in Office Stock 2009-2011	Impact to Vacancy Rate (In addition to existing vacancy rate)
	Millions of SF		
Rosslyn-Ballston Corridor	24.0	1.4	5.8%
Crystal/Pentagon City	13.3	1.7	12.8%
Arlington County	37.3	3.1	8.3%
Alexandria	18.6	1.4	7.5%
Bailey's Crossroads	5.7	0.9	15.8%
Newington (Ft. Belvoir) [1]	1.5	0.0	0.0%
Balance of Fairfax County	103.4	1.5	1.5%
Loudoun County	12.8	0.3	2.3%
Prince William Co. [1]	3.7	0.2	5.4%
TOTAL - Northern Virginia	**183.0**	**7.4**	**4.0%**

1/ Inventory includes space built to accommodate off-base contractor growth.

Source: Delta Associates; August 2005.

Ultimately, all of the BRAC personnel and the vast majority of the contractors serving the Federal agencies will relocate. We believe all of the realignment will occur by 2015. Table 9 shows the final likely impact of the full BRAC realignment out of leased office space in Northern Virginia by year-end 2015.

Table 9
IMPACT OF BRAC SPACE TO OFFICE VACANCY
IN NORTHERN VIRGINIA
BY YEAR-END 2015

Submarket	**Projected Inventory at 12/15** (Millions of SF)	**Space to be Vacated and Likely to Remain in Office Stock 2009-2015** (Millions of SF)	**Impact to Vacancy Rate** (In addition to existing vacancy rate)
Rosslyn-Ballston Corridor	24.5	1.4	5.7%
Crystal/Pentagon City	13.3	1.7	12.8%
Arlington County	37.8	3.1	8.2%
Alexandria	19.0	1.4	7.4%
Bailey's Crossroads	5.7	0.9	15.8%
Newington (Ft. Belvoir) [1]	1.7	0.0	0.0%
Balance of Fairfax County	105.5	1.5	1.4%
Loudoun County	14.8	0.3	2.0%
Prince William Co. [1]	4.0	0.2	5.0%
TOTAL - Northern Virginia	**188.5**	**7.4**	**3.9%**

1/ Inventory includes space built to accommodate off-base contractor growth.

Source: Delta Associates; August 2005.

Suburban Maryland

The 2005 BRAC recommendations will lead to a net gain of approximately 11,600 jobs in Suburban Maryland.

Anne Arundel County: Fort Meade, located in the northwest portion of the county, will be the big recipient of new jobs in Suburban Maryland, with 10,200 added. About 5,300 of these jobs are federal and will be located on base. Meanwhile, approximately 4,500 contractor jobs are expected to follow to the area. These contractors would need approximately 1.0 million SF of office space. Fort Meade should experience a gradual inflow of new personnel as defense agencies' leases expire in northern Virginia; beginning as early as next year and running through 2011. Fort Meade also needs to construct new facilities, but the base seems relatively prepared to accommodate transferred personnel. The base already has expansion plans underway. The National Security Agency (NSA), the largest agency on the base, has plans to hire 7,500 employees by 2009. The base has plenty of additional acreage on-site. NSA has recently made a concerted effort to steer its contractors off the base. In fact, state officials are so confident of the ability to expand Fort Meade that they are fighting to get NGA to move to Fort Meade instead of Fort Belvoir, VA.

Bethesda: The National Naval Medical Center would add 3,400 jobs. Most of these will likely be housed in new facilities on the Medical Center site in Bethesda. However, some of the 1,400 contractors could spill over into private sector space in Bethesda or North Bethesda.

Southern Montgomery County: The BRAC recommendations propose that the National Geospatial-Intelligence Agency (NGA) leave its 35-acre campus in southern Montgomery County at 4600 Sangamore Road – near the Potomac River and District border. This move to Fort Belvoir would displace 2,400 jobs from the neighborhood. The empty site would be a prime location for redevelopment.

There will be minimal impact to Suburban Maryland's office vacancy as a result of the realignment. The projected rise in Suburban Maryland's vacancy rate from 2010-2012 will be a result of an expected economic slowdown. The flattening of rents in this period will be a result of the economic slowdown in conjunction with depressed rents in Northern Virginia. ***Rent declines in Suburban Maryland during this period will likely be very modest.***

The District

The District's office market will not be impacted directly by the closures or realignment of agencies within its borders:

- Walter Reed Army Medical Center: Will be relocated, but is located in upper northwest Washington and is situated in a self-contained campus setting that is not supported by surrounding office space.
- Bolling Air Force Base: 399 federal jobs and 283 contractors will be relocated from the base.
- Navy Yard: 363 federal employees relocated, along with 268 contractors. Contractors occupy 50-60,000 SF of office space in the neighborhood.

It is the leased office space in Northern Virginia being vacated that presents a challenge to the District's office market. Much of the space in Northern Virginia is located in prime locations, such as Crystal City and Rosslyn and can compete with the District from a location and competitive rent basis. However, much of the space being vacated in Arlington County and Alexandria is older stock and would need to undergo substantial renovation, if not complete redevelopment, in order to compete for tenants.

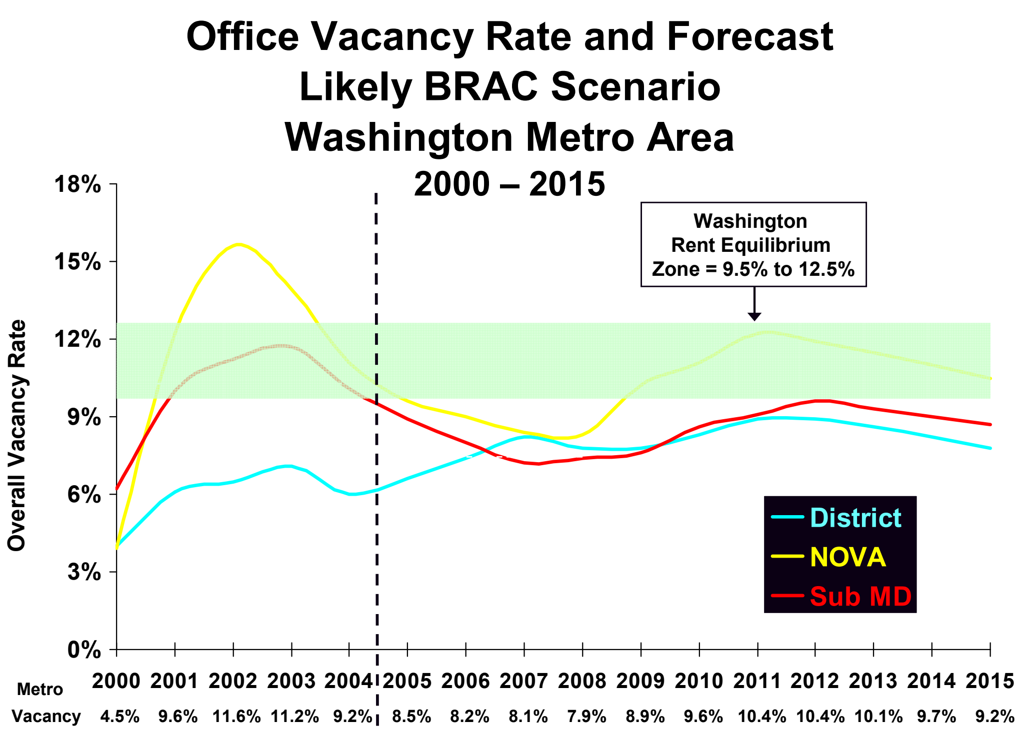
We think that absorption in the District will be suppressed modestly as a result of realignment in Northern Virginia. As a result, we expect minimal impact to the District's vacancy. As in Suburban Maryland, we think the rise in vacancy in the District in 2010/11 will be more a function of an economic slowdown. Rents will likely flatten in the District during this period as a result of the combination of rent depression in Northern Virginia and an economic slowdown.

Timing of BRAC Realignment

The base closures and realignments are scheduled to be in place by the end of 2011. In addition, leases may not be renewed or extended beyond September 2009 in leased buildings that do not meet security standards. This means that much of the office space in Northern Virginia that is leased to federal agencies will be vacated during the two-year period, 2009-2011. And the space that is leased to contractors serving the agencies would likely be vacated during the same period. However, we do not believe that enough new space will be constructed in time to accommodate the entire personnel shift by year-end 2011. In addition, we think some contractors will take longer to follow the Federal agencies to their new location. We believe that all realignment will be completed by 2015.

What is notable about the timing of the BRAC realignment is that it will likely coincide with an economic slowdown (see Impact on Economy, page 2). Our national economy has been growing since the beginning of 2002 – albeit anemic growth in the early stages of recovery. By year-end 2008, our economy, if the expansion continues to run that long, will have grown for 7 years – a standard length of expansion before a recessionary period ensues. While the early stages of the recent recovery were anemic nationwide, growth in the Washington metro area was significantly stronger, due to the post-9/11 build up of defense, security, and intelligence. If in fact, a national recession sets in by 2009/10, it will likely be less severe in the Washington metro area for the same reasons. Washington's economy always holds up better than the national economy during recessions due to the presence of the Federal government and the recession-resistant foundation it provides. Nevertheless, if an economic slowdown is in place locally and space is being dumped on the market by Federal agencies and contractors, it could provide a double dose of pain to the market.

We think the combination of space being vacated from 2009-2011 due to BRAC plus the likelihood of an economic slowdown will push vacancy up during this period and likely peak metro-wide in the mid-10% range in 2011. Vacancy will likely decline gradually through 2015, as the economy recovers from the downturn and the remaining BRAC space is put on the market.

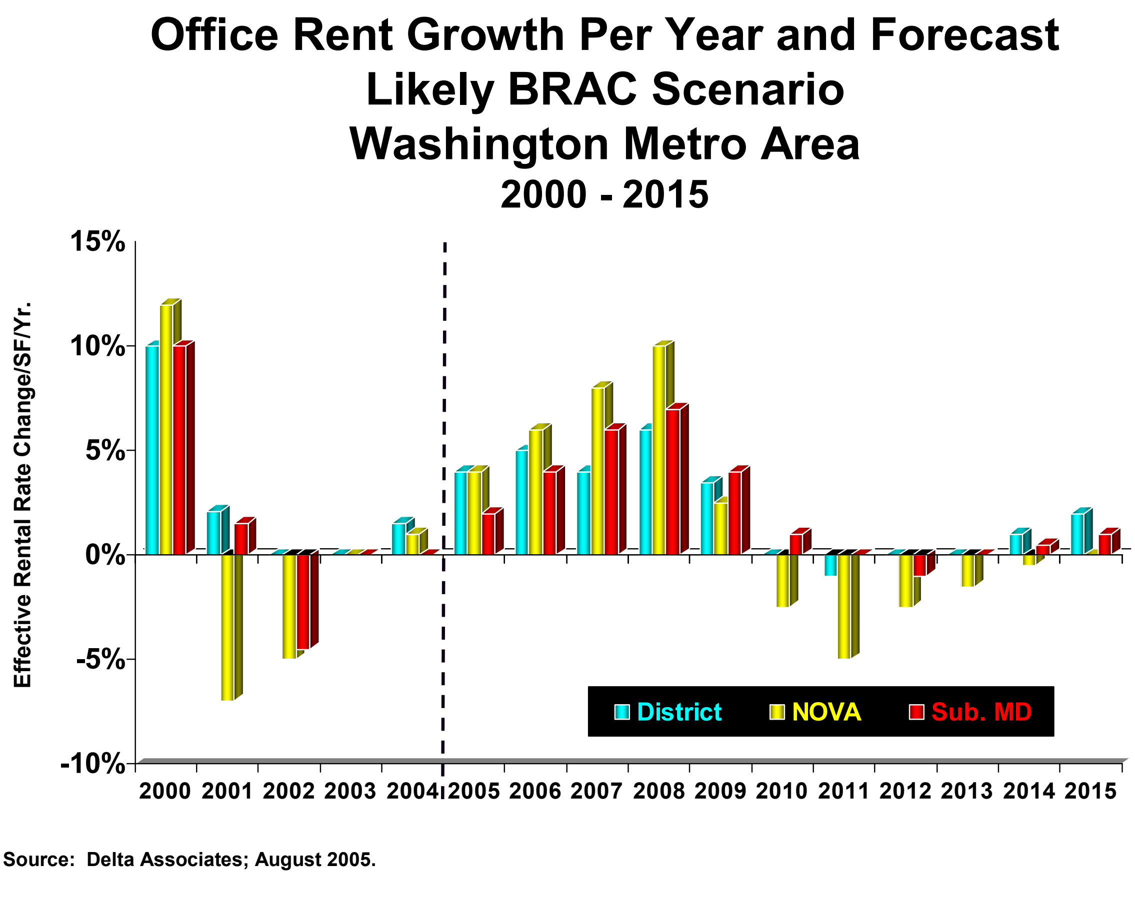


Source: Delta Associates; August 2005.

Impact on Office Rents

During the previous economic downturn and tech market collapse of 2001-2003, rents dropped 12% in two years in Northern Virginia – even more in the tech-heavy submarkets – before stabilizing by 2003. Rents began to rise again in 2004 in Northern Virginia. Rents experienced modest growth in Suburban Maryland in 2001, before declining approximately 5% in 2002 and holding relatively steady in 2003/04. Rents also gained modestly in the District in 2001, before leveling in 2002/03. Rents began to increase again in 2004 in the District.

We will likely experience a similar scenario during the next economic slowdown, with the base closure and realignment process taking the place of the tech market collapse of the last downturn. Northern Virginia will likely experience the greatest rent declines in the 2010-2013 period – after experiencing the sharpest gains from 2005-2008 – before stabilizing in 2014/15. Rent growth will likely slow substantially in the District in 2010, and retreat modestly in 2011, as vacancy rises significantly in Northern Virginia – particularly in Arlington and Alexandria – and these submarkets begin to compete for the District's tenants. Rents will likely begin rising again in the District in 2014, as market conditions begin to strengthen and vacancy declines. Suburban Maryland's rents will likely experience a modest decline in the latter portion of the downturn, without a substantial loss of tenants, nor competitive pressures for its tenants, before resuming modest escalation in 2014.



Source: Delta Associates; August 2005.

Table 10

ABSORPTION AND VACANCY RATE FORECAST
WASHINGTON METRO
LIKELY SCENARIO
2005-2015

(Millions of SF)

	Northern Virginia	Suburban Maryland[1]	The District	Washington Metro
Inventory				
Inventory at 6/05	**153.2**	**90.6**	**113.5**	**357.3**
Inventory at 12/05	155.2	91.4	114.8	361.4
Inventory at 12/06	159.0	93.2	119.3	371.5
Inventory at 12/07	164.5	95.3	122.0	381.8
Inventory at 12/08	172.0	98.5	124.5	395.0
Inventory at 12/09	179.0	101.0	126.7	406.7
Inventory at 12/10	182.0	103.5	129.0	414.5
Inventory at 12/11	183.0	105.0	130.5	418.5
Inventory at 12/12	183.5	106.0	131.5	421.0
Inventory at 12/15	188.5	110.0	136.0	434.5
Supply [2] and Demand [3]				
Available Space at 6/05	**15.5**	**9.0**	**7.3**	**31.8**
Available Space at 12/05	15.0	8.3	7.6	30.8
Available Space at 12/06	14.3	7.7	8.8	30.7
Available Space at 12/07	13.8	7.3	10.0	31.0
Available Space at 12/08	14.3	7.6	9.7	31.5
Available Space at 12/09	18.3	8.0	9.9	36.1
Available Space at 12/10	20.3	9.0	10.7	39.9
Available Space at 12/11	22.3	9.5	11.7	43.4
Available Space at 12/12	21.8	10.0	11.7	43.4
Available Space at 12/15	19.8	9.5	10.7	39.9
Demand in 2005 - 2nd Half	2.5	1.5	1.1	5.1
Demand in 2006	4.5	2.4	3.3	10.2
Demand in 2007	6.0	2.5	1.5	10.0
Demand in 2008	7.0	2.9	2.8	12.7
Demand in 2009	3.0	2.1	2.0	7.1
Demand in 2010	1.0	1.5	1.5	4.0
Demand in 2011	(1.0)	1.0	0.5	0.5
Demand in 2012	1.0	0.5	1.0	2.5
Demand in 2013-15	7.0	4.5	5.5	17.0
Vacancy				
Overall Vacancy Rate at 6/05	**10.1%**	**9.9%**	**6.5%**	**8.9%**
Overall Vacancy Rate at 12/05	9.6%	9.0%	6.6%	8.5%
Overall Vacancy Rate at 12/06	9.0%	8.2%	7.4%	8.3%
Overall Vacancy Rate at 12/07	8.4%	7.6%	8.2%	8.1%
Overall Vacancy Rate at 12/08	8.3%	7.7%	7.8%	8.0%
Overall Vacancy Rate at 12/09	10.2%	7.9%	7.8%	8.9%
Overall Vacancy Rate at 12/10	11.1%	8.7%	8.3%	9.6%
Overall Vacancy Rate at 12/11	12.2%	9.0%	8.9%	10.4%
Overall Vacancy Rate at 12/12	11.9%	9.4%	8.9%	10.3%
Overall Vacancy Rate at 12/15	10.5%	8.6%	7.8%	9.2%

1/ Includes Anne Arundel County.

2/ Office buildings under construction, those planned, and likely additional new supply through 2015.

3/ Projected total demand is derived by the following:
1) Underlying demand -- driven by new job growth.
2) Variable demand -- driven by cyclical market conditions and may add or detract from total. For example: A firm's decision to lease more space than currently needed to accommodate growth. Conversely, a firm may be returning space to the market. Impact of vacated DOD and Contractor space is incorporated.

Source: Delta Associates; August 2005.

Table 11

ABSORPTION AND VACANCY RATE FORECAST
WASHINGTON METRO
WORST CASE SCENARIO
2005-2015

(Millions of SF)

	Northern Virginia	Suburban Maryland[1]	The District	Washington Metro
Inventory				
Inventory at 6/05	**153.2**	**90.6**	**113.5**	**357.3**
Inventory at 12/05	155.2	91.4	114.8	361.4
Inventory at 12/06	159.0	93.2	119.3	371.5
Inventory at 12/07	164.5	95.3	122.0	381.8
Inventory at 12/08	172.0	98.5	124.5	395.0
Inventory at 12/09	179.0	101.0	126.7	406.7
Inventory at 12/10	182.0	103.5	129.0	414.5
Inventory at 12/11	183.0	105.0	130.5	418.5
Inventory at 12/12	183.5	106.0	131.5	421.0
Inventory at 12/15	188.5	110.0	136.0	434.5
Supply [2] and Demand [3]				
Available Space at 6/05	**15.5**	**9.0**	**7.3**	**31.8**
Available Space at 12/05	15.0	8.3	7.6	30.8
Available Space at 12/06	14.3	7.7	8.8	30.7
Available Space at 12/07	13.8	7.3	10.0	31.0
Available Space at 12/08	14.3	7.6	9.7	31.5
Available Space at 12/09	18.8	8.0	9.9	36.6
Available Space at 12/10	21.8	9.0	11.2	41.9
Available Space at 12/11	24.8	9.5	12.2	46.4
Available Space at 12/12	24.3	10.0	12.4	46.6
Available Space at 12/15	19.8	9.5	10.7	39.9
Demand in 2005 - 2nd Half	2.5	1.5	1.1	5.1
Demand in 2006	4.5	2.4	3.3	10.2
Demand in 2007	6.0	2.5	1.5	10.0
Demand in 2008	7.0	2.9	2.8	12.7
Demand in 2009	2.5	2.1	2.0	6.6
Demand in 2010	0.0	1.5	1.0	2.5
Demand in 2011	(2.0)	1.0	0.5	(0.5)
Demand in 2012	1.0	0.5	0.8	2.3
Demand in 2013-15	9.5	4.5	6.2	20.2
Vacancy				
Overall Vacancy Rate at 6/05	**10.1%**	**9.9%**	**6.5%**	**8.9%**
Overall Vacancy Rate at 12/05	9.6%	9.0%	6.6%	8.5%
Overall Vacancy Rate at 12/06	9.0%	8.2%	7.4%	8.3%
Overall Vacancy Rate at 12/07	8.4%	7.6%	8.2%	8.1%
Overall Vacancy Rate at 12/08	8.3%	7.7%	7.8%	8.0%
Overall Vacancy Rate at 12/09	10.5%	7.9%	7.8%	9.0%
Overall Vacancy Rate at 12/10	12.0%	8.7%	8.7%	10.1%
Overall Vacancy Rate at 12/11	13.5%	9.0%	9.3%	11.1%
Overall Vacancy Rate at 12/12	13.2%	9.4%	9.4%	11.1%
Overall Vacancy Rate at 12/15	10.5%	8.6%	7.8%	9.2%

1/ Includes Anne Arundel County.

2/ Office buildings under construction, those planned, and likely additional new supply through 2015.

3/ Projected total demand is derived by the following:
1) Underlying demand -- driven by new job growth.
2) Variable demand -- driven by cyclical market conditions and may add or detract from total. For example: A firm's decision to lease more space than currently needed to accommodate growth. Conversely, a firm may be returning space to the market. Impact of vacated DOD and Contractor space is incorporated.

Source: Delta Associates; August 2005.

Submarkets to Benefit as a Result of BRAC Realignment

Southeast Fairfax County (Rt. 1 Corridor/I-95/Newington): Approximately 1.5 million SF of additional office space, road improvements, more amenities.

BWI/Anne Arundel County: Approximately 1.0 million SF of additional office space, road improvements.

Southeast Prince William County: Approximately 400,000 SF of additional office space, more amenities.

Submarkets Adversely Affected as a Result of BRAC Realignment

Crystal City: With up to 2.5 million SF of office space being vacated by Federal agencies and contractors over the course of several years, Crystal City faces a major challenge in backfilling this space. However, with much of the space being vacated located in older office stock, we expect approximately 700,000 SF to be demolished or converted to residential. In addition, with some realignment delays likely and some contractors retaining a Crystal City address, we expect just 1.3 million SF to be vacated and to remain in the office inventory from 2009-2011. As a result, we expect vacancy in Crystal City to rise by approximately 10% during that period – in addition to existing vacancy, likely to be around 10%. Therefore, vacancy will likely rise to the 20% level by 2011, which will suppress rents for a period of time. Ultimately however, removing some older stock from the inventory and adding more residential and other amenities to the submarket will benefit Crystal City. The submarket will become even more attractive to other prospective tenants.

Rosslyn-Ballston Corridor: This submarket will likely see more than 1.5 million SF of office space vacated by Federal agencies and contractors from 2009-2011. But as in Crystal City, we expect a portion of the space – approximately 300,000 SF – to be demolished or converted. And with delays and contractors retaining an R-B Corridor address, we expect just over 1.0 million SF to be vacated from 2009-2011 and remain in the office inventory. This will raise vacancy there by 4.5%-5.0%, likely to the 15% range. As in Crystal City, rents will be suppressed during this period.

Alexandria: Up to 1.5 million SF will be vacated by agencies and contractors. We estimate 1.2 million SF will be vacated from 2009-2011, which will push vacancy up by 6.5% in Alexandria. If vacancy rises to the 15% level in Alexandria in this period, rents will be suppressed. However, this scenario offers the opportunity for a substantial amount of older office stock to be redeveloped in the Eisenhower Avenue submarket.

Bailey's Crossroads: Approximately 900,000 SF of office space will be vacated in this submarket. We expect approximately 600,000 SF to be vacated from 2009-2011, which will raise vacancy there by approximately 10%, raising its existing vacancy level close to 20%. Bailey's Crossroads will probably struggle to backfill this space due to the absence of a Metro station there.

APPENDIX:

Defense Contractors in Northern Virginia

Impacted by BRAC

TABLE A-1

FIRMS WITH EXCLUSIVE CONTRACTS
ARLINGTON COUNTY
FISCAL YEAR 2003

Federal Agency	Contractor	# of Contracts	Total Value of Contracts
DEFENSE LOGISTICS AGENCY	B & B ARMR CORPORATION	2	$135,118
	BEARINGPOINT, INC	1	$1,652,421
	CANON BUSINESS SOLUTIONS EAST	3	$105,297
	DARLINGTON INCORPORATED	1	$28,915
	JMC BUSINESS SYSTEMS INC	1	$50,000
	PEPCO ENERGY SERVICES, INC	6	$379,354
	PEPCO SERVICES INC	1	$5,075,517
	SMITH MANAGEMENT CONSTRUCTION	1	$26,512
	Subtotal	16	$7,453,134
CORPS OF ENGINEERS, CIVILIAN	AMP INFORMATION SERVICES INC	1	$99,225
	CREIGHTON & CREIGHTON INC	1	$50,000
	QUALITY TECHNOLOGY INC	1	$2,216
	SHANNON BROWN	1	$14,000
	Subtotal	4	$165,441
DARPA	ALGOTEK, INC.	4	$1,241,524
	AMERICAN MANAGEMENT SYSTEMS, I	2	$2,635,165
	BBNT SOLUTIONS, LLC	3	$1,684,376
	BOOZ ALLEN & HAMILTON INC	2	$1,198,313
	CAREER MANAGEMENT INC	1	$150,000
	COLSA CORPORATION	1	$852,199
	DAVID BREEN	1	$92,550
	HICKS & ASSOCIATES INC	1	$966,415
	JERRY COOKE & ASSOCIATES	1	$26,881
	JOHN CARNEY CONSULTING	1	$65,342
	SCHAFER CORPORATION	9	$4,063,773
	SIGN LANGUAGE ASSOCIATES, INC	2	$15,350
	SRS TECHNOLOGIES	18	$5,827,090
	STRATEGIC ANALYSIS INC	3	$210,689
	SYSTEMS, TECHNOLOGY & SCIENCE,	1	$24,850
	THE ANALYSIS GROUP LLC	1	$25,000
	TODD M CARRICO	1	$98,000
	Subtotal	52	$19,177,517
NAVAL FACILITIES ENGINEERING	BERGER, LOUIS GROUP (DOMESTIC)	1	$14,998
	C E R INCORPORATED	1	$1,408,000
	ENERGY SYSTEMS ENGINEERING, IN	1	$1,604
	MCGRATH CONTRACTORS LLC	5	$849,886
	Subtotal	8	$2,271,280

Source: Center for Regional Analysis, GMU; August 2005.

TABLE A-1

FIRMS WITH EXCLUSIVE CONTRACTS
ARLINGTON COUNTY
FISCAL YEAR 2003

Federal Agency	Contractor	# of Contracts	Total Value of Contracts
MISSILE DEFENSE AGENCY	ABYL CONSULTING	4	$39,940
	AHMAD ASSOCIATES, LIMITED	3	$326,706
	ANTEON CORP	2	$8,696
	COLEMAN RESEARCH CORPORATION	3	$1,333,395
	COMPUTER SYSTEMS CENTER, INC	1	$99,996
	COMPUTER SYSTEMS MANAGEMENT, I	2	$850,000
	CRAWFORD TECHNICAL SERVICE INC	6	$1,176,590
	DAVIDSON TECHNOLOGIES INC	4	$2,224,626
	DYNAMICS RESEARCH CORPORATION	5	$1,473,492
	DYNETICS INC	2	$532,060
	EMC CORPORATION	1	$206,205
	ENGINEERING MNGM CONCEPTS INC	6	$5,277,685
	GARTNER, INC.	4	$82,902
	HEERY INTERNATIONAL INC	4	$1,869,595
	HMR TECH LLC	1	$40,000
	HUMMINGBIRD LTD	2	$176,813
	L-3 COMMUNICATIONS GOVERNMENT	14	$7,190,810
	MCMUNN ASSOCIATES, INC.	1	$18,500
	MILTEC CORPORATION	2	$79,952
	MODERN TECHNOLOGY SOLUTIONS IN	4	$588,721
	MZM INC.	1	$21,450
	NICHOLS RESEARCH CORPORATION	7	$4,371,778
	NORTHROP GRUMMAN I T T A S C	8	$8,666,878
	NORTHROP GRUMMAN SPACE & MISSI	7	$7,761,754
	PHOTON RESEARCH ASSOCIATES INC	2	$5,393,005
	R E COMP INC	2	$576,000
	RNB TECHNOLOGIES, INC	1	$79,370
	SCICOMM, INC.	4	$1,357,056
	SIGCOM INC	7	$453,437
	SIGNAL SOLUTIONS, INC	3	$832,516
	SPARTA, INC.	47	$70,661,829
	SRS TECHNOLOGIES	2	$54,670
	SWALES AND ASSOCIATES, INC	1	$1,575,000
	SYSTEMS ENGINEERING INC	1	$194,646
	VANGUARD RESEARCH, INC	7	$2,923,106
	W R SYSTEMS, LTD	1	$55,432
	ZEN TECHNOLOGY, INC	4	$4,863,023
	Subtotal	176	$133,420,242
OFFICE OF NAVAL RESEARCH HQ	CLC & ASSOCIATES INTERNATIONAL	2	$42,142
	COGNITIVE TECHNOLOGIES INC	1	$70,000
	DIGITAL SYSTEM RESOURCES INC	11	$2,194,916
	DIVERSE TECHNOLOGIES CORPORATI	1	$12,861
	FRANK NIEMAN & ASSOCIATES	1	$53,000
	HOPKINS JOHNS UNIVERSITY	1	$51,420
	LEE HARLAN & ASSOCIATES	2	$597,940
	MANAGEMENT SUPPORT TECHNOLOGY	4	$176,112
	MEGA-TECH INCORPORATED	2	$76,918
	OAK HILL GROUP LTD	2	$256,158
	POTOMAC INSTITUTE POLICY STUDI	1	$192,877
	PRODUCTION TECHNOLOGY INC	11	$6,887,454
	ROGER VONHANWEHR	1	$69,851
	SCIENCE APPLICATIONS INTERNATI	1	$66,253
	SOLERS, INC	1	$367,822
	SPORT & HEALTH CLUBS LC	1	$51,865
	STRATEGIC ANALYSIS INC	19	$1,297,150
	SYNTEK TECHNOLOGIES, INC	7	$861,261
	U S CIVILIAN RESEARCH AND DEVE	4	$124,897
	VRSONIC, INC	1	$200,000
	WESTWOOD COMPUTER CORP	1	$137,820
	Subtotal	75	$13,788,717
TOTAL		**331**	**$176,276,331**

Source: Center for Regional Analysis, GMU; August 2005.

TABLE A-2

FIRMS WITH EXCLUSIVE CONTRACTS
ALEXANDRIA
FISCAL YEAR 2003

Federal Agency	Contractor	# of Contracts	Total Value of Contracts
DEFENSE LOGISTICS AGENCY	AMERADA HESS CORPORATION	1	$36,878
	DEATRICK & ASSOCIATES INC	3	$858,576
	LOCH HARBOUR GROUP INC	1	$96,845
	MONITEQ RESEARCH LABORATORIES	2	$72,109
	PETROLEOM PARTNERS	5	$2,185,537
	THE PROMETHEUS CO INC	1	$107,116
	Subtotal	13	$3,357,061
CORPS OF ENGINEERS, CIVILIAN	AIR SPECIALTIES INC	1	$105,300
	ASSOCIATED GENERAL CONTRACTORS	1	$4,600
	BEACON RESOURCES	1	$4,218
	BIDS & DIVERSIFIED SERVICES IN	1	$525,831
	BLUE RIDGE LIMOUSINE & TOURS S	1	$79,981
	CAREER COMMUNICATIONS GROUP, I	1	$30,000
	CARIS USA INC	1	$5,750
	CARL J LILLER	1	$30,500
	CONTINENTAL FLOORING COMPANY I	1	$10,724
	CORPORATE EXPRESS OFFICE PRODU	1	$5,749
	CRIGGER CONTRACTING INC	2	$41,250
	D & J ELECTRONIX, INC	1	$13,459
	ENGINEERED SERVICES, INC	1	$4,613
	ENGINEERING & PROFESSIONAL SER	1	$24,911
	EXCELL MANAGEMENT CORPORATION	1	$128,385
	FOCUSED MANAGEMENT INC	1	$44,363
	FULTON COMMUNICATIONS	1	$3,600
	HDR ENGINEERING, INC.	2	$14,637
	INFORMATION INTERNATIONAL ASSO	4	$494,051
	INTERNATIONAL RESEARCH ASSOCIA	1	$15,084
	JENSEN MANUFACTURING COMPANY,	1	$14,975
	NANCY S VANNICE	1	$42,000
	NATIONAL INSTITUTE OF TRANSITI	1	$9,445
	NAVIGANT CONSULTING INC	3	$277,243
	QUALITY TECHNOLOGY INC	2	$102,684
	R & D ASSOCIATES	2	$30,162
	RENTEX COMPUTING INC	1	$94,921
	RICHARD J MCDONALD	1	$3,000
	ROBERT SLYE ELECTRONICS INC	1	$23,588
	SHADE THOMAS INC	1	$12,600
	SYNTEGRA (USA) INC	1	$13,736
	THAT TREE COMPANY, INC	1	$15,348
	VIRGINIA ELECTRIC AND POWER CO	4	$650,197
	VIZA RESTORATION	1	$6,240
	WILCO ENTERPRISES INC	1	$4,950
	Subtotal	47	$2,888,095
OFFICE OF NAVAL RESEARCH HQ	FRANK NIEMAN & ASSOCIATES	3	$202,500
	MILITARY OPERATIONS RESEARCH S	2	$420,900
	PRAXIS, INC	2	$229,927
	VIBRATION & SOUND SOLUTIONS LI	4	$1,024,000
	Subtotal	11	$1,877,327
COAST GUARD	FRUTOS SECOS DE VILLALBA, S.L.	1	$30,525
DEFENSE THREAT REDUCTION AGENCY	SUBTECHNIQUE INC	1	$2,670
TOTAL		**73**	**$8,155,678**

Source: Center for Regional Analysis; August 2005.

TABLE A-3

FIRMS WITH EXCLUSIVE CONTRACTS
FAIRFAX COUNTY (Includes Fairfax City and Falls Church)
FISCAL YEAR 2003

Federal Agency	Contractor	# of Contracts	Total Value of Contracts
DEFENSE LOGISTICS AGENCY	A C TECHNOLOGY INC	1	$36,110
	ALDMYR SYSTEMS INC	1	$163,514
	ALTARUM INSTITUTE	2	$1,649,358
	AMERIND INCORPORATED	1	$239,694
	ARMSTAR CORPORATION	2	52,912
	BEARINGPOINT, INC	9	$6,316,575
	BEARINGPOINT, L.L.C	3	$69,723
	BELL & HOWELL MAILMOBILE COMPA	1	$26,768
	BRIGHT HORIZON FAMILY SOLUTION	1	$192,000
	BRIGHT HORIZONS CHILDREN S CEN	5	$914,849
	BUSINESS OBJECTS AMERICAS	1	$62,166
	CACI INC FEDERAL	1	$291,007
	COGNOS CORPORATION	1	$94,105
	COLONIAL ENERGY INC (VA)	1	$347,550
	COMPUTER ASSOCIATES INTERNATIO	1	$786,557
	COMPUTER SCIENCES CORPORATION	1	$651,885
	CONNECTING POINT MULTIMEDIA, I	1	$28,354
	CROWLEY MICROGRAPHICS	1	$31,152
	DANKA OFFICE IMAGING COMPANY	1	$32,514
	DATA SYSTEMS & TECHNOLOGY, INC	22	$3,217,430
	DATAMIRROR CORPORATION	1	$35,438
	DAVID HARRISON	1	$42,000
	DENISON CONSULTING LLC	2	$156,750
	DIDLAKE INC	1	$2,460,579
	DLT SOLUTIONS, INC.	5	$3,662,454
	DREXEL INDUSTRIES LLC	1	$56,454
	DUN & BRADSTREET, INC.	1	$1,513,600
	DYER RELOCATION SERVICES LLC	1	$27,622
	EKE, DANIEL & ASSOCIATES PC	1	$459,267
	ENGINEERING MANAGEMENT INTEGRA	1	$136,726
	EN-NET SERVICES LLC	1	$36,780
	ENTERPRISE RENT-A-CAR COMPANY	1	$35,000
	EVERGREEN SYSTEMS INC	1	$30,094
	EXXON MOBIL CORPORATION	13	$1,541,722
	FANNON PETROLEUM SERVICES, INC	1	$2,087,000
	FRANK O CONNOR INC	5	$544,519
	FULTON & ASSOCIATES, INC.	1	$400,896
	GARTNER, INC.	2	$497,738
	GOVERNMENT CONTRACTING RESOURC	2	$71,384
	GUILD INC	1	$35,230
	HERITAGE SERVICES INCORPORATED	1	$85,791
	HP ENVIRONMENTAL, INC	1	$40,000
	INFORMATECH, INC	1	$95,091
	INFORMATION INTERNATIONAL ASSO	2	$259,029
	INSIGHT PUBLIC SECTOR, INC.	1	$28,077
	INTEGIC CORPORATION	3	$831,232
	INTELLIGENT ENTERPRISE SOLUTIO	1	$566,689
	INTER TECHNOLOGIES, INC.	1	$136,420
	INTERFACE FLOORING SYSTEMS INC	1	$28,679
	INTERLAN COMMUNICATIONS INC	1	$64,998
	INTERNATIONAL BUSINESS MACHINE	2	$4,187,713
	INTERNOSIS INC	2	$3,072,211
	JMC BUSINESS SYSTEMS INC	6	$452,270
	JNB SOLUTIONS	2	$141,759
	KPMG L.L.P.	1	$3,998,568
	L & Z TRANSPORTATION INC	1	$25,000
	LOCH HARBOUR GROUP INC	4	$660,177
	LOGISTICS MANAGEMENT INSTITUTE	6	$711,032
	MACRO INTERNATIONAL, INC	1	$64,935
	MANAGED INFORMATION SYSTEMS IN	1	$177,471
	MATSUSHITA ELECTRIC CORPORATIO	1	$25,413
	NELSON AND ASSOCIATES	1	$553,864
	NEWSEDGE CORPORATION	1	$98,298
	NORSEMAN INC	1	$66,803
	NORTHROP GRUMMAN SPACE & MISSI	4	$1,696,809
	OCE NORTH AMERICA, INC	1	$34,134
	OPIVOTAL CORPORATION	34	$1,640,568
	PAN PACIFIC ENTERPRISES INC	1	$25,828
	PARTNET INC	1	$299,999
	PATRIOT TECHNOLOGIES INC	3	$168,379

Source: Center for Regional Analysis; August 2005.

TABLE A-3

FIRMS WITH EXCLUSIVE CONTRACTS
FAIRFAX COUNTY (Includes Fairfax City and Falls Church)
FISCAL YEAR 2003

Federal Agency	Contractor	# of Contracts	Total Value of Contracts
DEFENSE LOGISTICS AGENCY (cont.)	PETROLIUM MANAGMENT CONSULTANT	1	$37,000
	PINKERTON COMPUTER CONSULTANTS	3	$608,422
	PLUMTREE SOFTWARE, INC	1	$75,000
	PROFESSIONAL LANDSCAPE MGMT SE	3	$1,025,000
	RADIX II, INC	1	$361,256
	RAYTHEON E-SYSTEMS, INC	1	$399,984
	REDWOOD SOFTWARE, INC	1	$41,070
	REGENT SYSTEMS, INC	1	$102,724
	REUTERS AMERICA INC (DELAWARE	2	$80,000
	RIGHTSTAR SYSTEMS INC	3	$1,515,836
	SISTER S ONE INC	2	88,775
	STORAGE AREA NETWORKS INC	3	$1,922,947
	STUART B CONSULTANT INC	1	$190,153
	SYNETICS INC	1	$94,735
	THE BALANCED SCORECARD COLLABO	2	$100,000
	THE MC GRAW-HILL COMPANIES INC	1	$97,000
	THE NEWTON GROUP INC	1	$59,093
	TRIRIGA INC	1	$32,670
	U S P T WEAR INC	1	$506,250
	URBACH, KAHN & WERLIN, PC	1	$4,993,860
	VARCO/MAC ELECTRICAL CONSTRUCT	5	$958,188
	VERITY, INC	1	$68,751
	VIGNETTE PUBLIC SECTOR & EDUCA	2	$113,392
	VISTA TECHNOLOGY SERVICES, INC	1	$209,764
	WHSU INC	2	$116,609
	WILLIAMS, ADLEY & COMPANY L L	1	$472,551
	XEROX CORPORATION	5	$346,803
	YORK TELECOM CORPORATION	1	$75,975
	ZEGATO SOLUTIONS INC	1	$28,800
	Subtotal	216	$63,995,321
CORPS OF ENGINEERS, CIVILIAN	AECOM CONSULT, INC.	1	$3,500
	AMERICAN SOCIETY OF CIVIL ENGI	3	$18,996
	ASCI CORPORATION	1	$30,000
	BERGER EA JOINT VENTURE	2	$222,271
	BRIDGE GROUP, THE LLC	1	$2,850
	CAPITAL ELEVATOR SVC INC	1	$9,000
	CARL FOLEY	1	$10,560
	CH2M HILL CONSTRUCTORS INC	2	$171,504
	COMPUTER ASSOCIATES INTERNATIO	8	$129,707
	DLT SOLUTIONS, INC.	28	$459,414
	DRAUGHON BROTHERS, INC	1	$8,903
	INKTOMI CORPORATION	1	$10,364
	INSIGHT PUBLIC SECTOR, INC.	3	$45,175
	IRON HORSE COMPUTERS, INC.	3	$21,993
	LOGISTICS MANAGEMENT INSTITUTE	14	$1,613,254
	MILLER DAVID & ASSOCIATES	17	$784,063
	O DONNELL CONSTRUCTION CO	2	$269,609
	PIXL, INC	1	$24,640
	QUALITY TECHNOLOGY INC	6	$180,588
	RAMSPRING LTD PARTNERSHIP	1	$1,650
	TALLAPOOSA RIVER ELECTRIC COOP	1	$334
	TETRA TECH INC	3	$430,101
	VETTER, JOHN	1	$9,369
	Subtotal	99	$4,457,845
DARPA	BSEI	1	$115,715
	NKF INGINERING CORP	1	$4,472
	STARZENT INC	1	$299,964
	Subtotal	3	$420,151
OFFICE OF NAVAL RESEARCH HQ	ADVANCED CONCEPTS ANALYSIS INC	1	20,000
	BINTECH , INC.	5	$1,080,998
	IAM SOLUTIONS, LLC	1	$25,000
	JMS SYSTEM SCIENCE CORPORATION	1	$99,996
	LOGISTICS MANAGEMENT INSTITUTE	2	$388,256
	MATSYS, INC	2	$129,976
	NAVY FEDERAL CREDIT UNION	1	$28,348
	NORTHROP GRUMMAN SPACE & MISSI	2	$19,525
	Subtotal	13	$1,772,099
MISSILE DEFENSE AGENCY	MICROWAVE TECHNOLOGIES INC	1	$70,000
DEFENSE THREAT REDUCTION AGENCY	DLT SOLUTIONS, INC.	1	$14,121
TOTAL		**333**	**$70,729,537**

Source: Center for Regional Analysis; August 2005.

TABLE A-4

FIRMS WITH EXCLUSIVE CONTRACTS
LOUDOUN COUNTY
FISCAL YEAR 2003

Federal Agency	Contractor	# of Contracts	Total Value of Contracts
DEFENSE LOGISTICS AGENCY	AERO INTERNATIONAL INC	25	$2,044,426
	ANIXTER INTERNATIONAL INC	1	$34,997
	DLT SOLUTIONS, INC.	2	$60,336
	FAIRFAX PRECISION MANUFACTURIN	7	$444,404
	TRUE NORTH SOLUTIONS INC	1	$52,224
	Subtotal	36	$2,636,387
CORPS OF ENGINEERS, CIVILIAN	I T CORPORATION	9	$5,408,904
	K & K ADAMS INC	1	$207,932
	NANCY S VANNICE	1	$24,000
	Subtotal	11	$5,640,836
MISSILE DEFENSE AGENCY	NEW GENERATION MOTORS CORPORAT	1	$70,000
OFFICE OF NAVAL RESEARCH HQ	DLT SOLUTIONS, INC.	3	$503,370
TOTAL		**51**	**$8,850,593**

Source: Center for Regional Analysis; August 2005.

TABLE A-5

FIRMS WITH EXCLUSIVE CONTRACTS
PRINCE WILLIAM COUNTY
FISCAL YEAR 2003

FEDERAL AGENCY	CONTRACTING ESTABLISHMENT	NUMBER OF CONTRACTS	TOTAL VALUE OF CONTRACTS
DEFENSE LOGISTICS AGENCY	AERONAUTICAL SYSTEMS, INCORPOR	2	$95,190
	CENTURY LUMBER COMPANY INC	4	$173,663
	PRECISION ENGINEERING AND MANU	1	$29,609
	Subtotal	5	$203,272
CORPS OF ENGINEERS, CIVILIAN	RICHARD J MCDONALD	5	$62,840
NAVAL FACILITIES ENGINEERING	A H ENVIRONMENTAL CONSULTANTS	2	$334,578
	AEGIS ENVIRONMENTAL INC	1	$1,517
	ANGEL SYSTEMS, INC	30	$171,203
	BARCLAY WHITE-COKLEY CONSTRUCT	13	$25,064,481
	BENECO ENTERPRISES, LLC	1	$872,000
	BERGER, LOUIS GROUP (DOMESTIC)	2	$305,020
	BISCAYNE CONTRACTOR, INC	7	$3,012,727
	BLITZ ASSOCIATES PA	1	$2,930
	C & C CONTRACTORS LLC	4	$902,273
	C & E ENTERPRISES, INC.	1	$24,704
	C & F CONSTRUCTION COMPANY	22	$1,247,914
	CHARLES DEWEESE CONSTRUCTION I	1	$4,280
	CLARK, NEXSEN, OWEN, BARBIERI	2	$33,305
	CNC CONTRACTOR, LLC	2	$75,633
	COLLABORATIVE PACE PC	1	$95,988
	DESBUILD INCORPORATED	1	$1,749,000
	DEWBERRY & DAVIS LLC	3	$382,333
	EARTH TECH INC	6	$573,598
	EASTERN MAINTENANCE AND SERVIC	25	$973,330
	EWING COLE CHERRY BROTT, INC	6	$602,726
	FENTRESS BRADBURN ARCHITECTS,	3	$89,601
	FRANK O CONNOR INC	4	$306,800
	G & G ELECTRICAL CONTRACTORS I	1	$5,188
	GILFORD CORPORATION	4	$150,162
	HARKINS BUILDERS, INC	1	$382,000
	HAYES, SEAY, MATTERN & MATTERN	8	$1,514,226
	HAYWARD BAKER INC	1	$1,218,726
	HORNE ENGINEERING SERVICES INC	1	$18,459
	HUGHES & SMITH INC	30	$2,421,896
	INTRAM CO INC	1	$5,097
	J A JONES MANAGEMENT SERVICES	30	$6,114,984
	M RAINA ASSOCIATES INC	1	$95,000
	MACTEC ENGINEERING & CONSULTIN	1	$3,614
	MARTINEZ INTERNATIONAL CORPORA	1	$51,099
	MARYLAND ELEVATOR SERVICES INC	7	$198,197
	MCGRATH CONTRACTORS LLC	18	$801,535
	MCI CONSTRUCTORS INC	1	$277,654
	MONUMENT CONSTRUCTION CORPORAT	1	$679,482
	No data from D and B	1	$28,272
	ONYX OF ALEXANDRIA INC	1	$349,043
	POTOMAC-HUDSON ENGINEERING INC	1	$36,799
	PROVIDENCE ENVIRONMENTAL INC	7	$67,449
	RAPPAHANNOCK GOODWILL INDUSTRI	5	$489,468
	SAMAHA ASSOCIATES, P.C.	2	$119,361
	SAUER INCORPORATED	4	$68,614
	SHAW BENECO, INC	62	$4,421,593
	SHELTERED OCCUPATIONAL CENTER	1	$1,434
	SPECIALTY CONSTRUCTION MANAGEM	33	$1,274,257
	THE WHITING-TURNER CONTRACTING	9	$6,783,126
	THOMPSON AND WRIGHT ARCHITECTS	6	$639,716
	TREN CONSTRUCTION, INC	5	$37,352
	TURNER VA	1	$8,542
	UNIVERSAL JANITORIAL SERVICE A	3	$50,023
	UNIVERSE TECHNOLOGIES INC	2	$46,143
	V N J JANITORIAL SERVICE INC	26	$1,560,042
	VENUS CONSTRUCTION CORPORATION	4	$39,485
	VITERI CONSTRUCTION MANAGEMENT	3	$62,026
	W C SPRATT INC	1	$15,000
	WATERWORKS MECHANICAL SERVICES	1	$845
	Subtotal	423	$66,861,850
DARPA	ANALEX CORPORATION	1	$1,898,000
OFFICE OF NAVAL RESEARCH HQ	MANAGEMENT SUPPORT TECHNOLOGY	3	$254,596
COAST GUARD	PHIL LINDGREN ASSOCIATES INC.	1	$28,490
TOTAL		**438**	**$69,309,048**

Source: Center for Regional Analysis; August 2005.

TABLE A-6

NON-EXCLUSIVE DOD CONTRACTS BY AGENCY
NORTHERN VIRGINIA
FISCAL YEAR 2003

Jurisdiction	Federal Agency	# of Contracts	Total Value of Contracts
Alexandria	AIR FORCE, DEPARTMENT OF THE (HEA	199	$144,960,116
	ARMY, DEPT THE (EXC CORPS OF ENGI	1,305	$478,029,409
	DEFENSE, DEPARTMENT OF	262	$193,481,050
	NATIONAL IMAGERY AND MAPPING AGEN	28	$7,914,409
	NAVY, DEPARTMENT OF THE	919	$257,679,106
	Subtotal	**2,713**	**$1,082,064,090**
Arlington	AIR FORCE, DEPARTMENT OF THE (HEA	230	$2,164,128,180
	ARMY, DEPT THE (EXC CORPS OF ENGI	2,357	$716,592,881
	DEFENSE, DEPARTMENT OF	989	$883,874,972
	NATIONAL IMAGERY AND MAPPING AGEN	7	$1,324,578
	NAVY, DEPARTMENT OF THE	1,163	$287,875,587
	Subtotal	**4,746**	**$1,889,668,018**
Fairfax County	AIR FORCE, DEPARTMENT OF THE (HEA	2,653	$1,013,971,992
(Includes Fairfax City	ARMY, DEPT THE (EXC CORPS OF ENGI	8,385	$2,513,696,498
and Falls Church)	DEFENSE, DEPARTMENT OF	6,768	$1,954,205,321
	NATIONAL IMAGERY AND MAPPING AGEN	478	$563,060,184
	NAVY, DEPARTMENT OF THE	7,539	$1,825,742,592
	Subtotal	**25,823**	**$7,870,676,587**
Loudoun County	AIR FORCE, DEPARTMENT OF THE (HEA	1,162	$1,257,683,895
	ARMY, DEPT THE (EXC CORPS OF ENGI	321	$29,381,340
	DEFENSE, DEPARTMENT OF	58	$25,855,263
	NATIONAL IMAGERY AND MAPPING AGEN	7	$2,774,017
	NAVY, DEPARTMENT OF THE	241	$99,663,762
	Subtotal	**1,789**	**$1,415,358,277**
Prince William County	AIR FORCE, DEPARTMENT OF THE (HEA	355	$107,371,319
	ARMY, DEPT THE (EXC CORPS OF ENGI	238	$32,910,697
	DEFENSE, DEPARTMENT OF	37	$30,912,629
	NAVY, DEPARTMENT OF THE	536	$366,145,069
	Subtotal	**1,166**	**$537,339,714**
Stafford County	ARMY, DEPT THE (EXC CORPS OF ENGI	19	$2,929,873
	DEFENSE, DEPARTMENT OF	1	$310,023
	NAVY, DEPARTMENT OF THE	23	$4,038,511
	Subtotal	**43**	**$7,278,407**
Northern Virginia Total	AIR FORCE, DEPARTMENT OF THE (HEA	4,599	$2,593,846,172
	ARMY, DEPT THE (EXC CORPS OF ENGI	12,625	$3,773,540,698
	DEFENSE, DEPARTMENT OF	8,115	$3,088,639,258
	NATIONAL IMAGERY AND MAPPING AGEN	520	$575,073,188
	NAVY, DEPARTMENT OF THE	10,421	$2,841,144,627
	Total	**36,280**	**$12,872,243,943**

Source: Center for Regional Analysis; August 2005.