



FINAL NAVAL AIR STATION ALAMEDA Restoration Advisory Board (RAB) Meeting Minutes

December 2, 2010

www.bracpmo.navy.mil

Building 1, Suite 140, Community Conference Center
Alameda Point
Alameda, California

The following participants attended the meeting:

Co-Chairs:

Derek Robinson	Base Realignment and Closure (BRAC) Program Management Office (PMO) West, BRAC Environmental Coordinator (BEC), Navy Co-chair
Dale Smith	Restoration Advisory Board (RAB) Community Co-chair

Attendees:

RAB Members

George Humphreys	Joan Konrad	James Leach
Jean Sweeney	Jim Sweeney	Michael John Torrey

Community Members/ Public Attendees

Susan Galleymore	Gretchen Lipow	Irene Dieter
Richard Bangert	Dot Lofstrom (DTSC)	Ken Peterson
Charlie Phipps (Waste Solutions Group)		

affiliation is provided, and the appropriate prefix is used with the last name when the speaker next speaks.

- Page 6 of 8, section VI, third full paragraph, second sentence, the seminar date should read “December 8”, not “December 6”.

George Humphreys (RAB member) provided the following comments:

- Page 3 of 8, Section 1, paragraph beginning with “James Fyfe (DTSC)” the last full sentence will be revised to clarify the distinction between residents and non-profits as follows, “The RAB discussed whether there should be a separate category for non-profits associated with Alameda rather than including Doug Biggs as a community member.
- Page 4 of 8, section III, fourth full paragraph, third sentence, “Mr. McGinnis said that no were detected above the screening criteria in the FED-2B parcel that is part of Site 33” will be revised to “Mr. McGinnis said that no contaminants were detected above the screening criteria in the FED-2B parcel that is part of Site 33.”
- Page 6 of 8, section V, first sentence, “Mr. West distributed a handout: “6 years protecting the bay...” will be revised to “Mr. West distributed a handout: “60 years protecting the bay...”.
- Page 6 of 8, section VI, fourth full paragraph, first sentence, the phrase “...article in the current edition of *Scientific American*...” will be moved to the fourth sentence which will be revised to read, “Mr. Humphreys read from an article in the current edition of *Scientific American* that...”.

Ms. Smith provided the following comments:

- Page 5 of 8, section III, at the end of the first paragraph, the following will be inserted, “Fish and Wildlife does not support removal of tarmac or runways in the runway refuge area.”
- Page 5 of 8, section III, second paragraph, fourth sentence, “Ms. Smith said that the report uses the 96th percentile...” will be revised to read, “Ms. Smith said that the report uses the 95th percentile...”
- Page 6 of 8, section V, first paragraph, all references to “bay” will be revised to “Bay” because it is assumed to be the San Francisco Bay, which is a proper name as follows:
 - “Mr. West distributed a handout: “60 years protecting the Bay,” which is a historical walkthrough of the Regional Water Control Board origins and chronologies of the environmental issues and changes in the Bay. Mr. West also distributed a book on “Pulse of the Estuary” by the Estuary Institute, which has information on monitoring in the Bay. “

The November 2010 RAB meeting minutes were approved with the above requested modifications.

II. Co-Chair Announcements

Mr. Robinson said the five-year review will begin as indicated in a recent public notice. He encouraged anyone with information about the remedial action areas who are interested in providing information to contact him. In addition, he stated that some RAB members would be interviewed to provide information. Jean Sweeny (RAB member) said she had recently met someone who would be interested in providing information about radium dial operations in locations other than Building 5.

Mr. Robinson noted that he has a conflict in his schedule with the March RAB Meeting, and asked the RAB to consider either cancelling the meeting or changing the date to March 10 or March 17, 2011. This March meeting date will be discussed at the January RAB Meeting.

Ms. Smith said that she received some documents for review in October and November and provided a list of documents received (Attachment B-1). She said the RAB had not commented on the *Draft Remedial Action Work Plan for IR Site 17*, and said Mr. Humphreys will provide comments on the Draft Final version currently under review.

Ms. Smith said she received the *Draft Work Plan Addendum Treatability Study for In Situ Treatment of Chlorinated Solvents in Groundwater at Operable Unit (OU) 2B*, and did not recall receiving or commenting on the original work plan for OU2B, plume 4. Mr. McGinnis replied by stating that Shaw has previously done treatability studies with electrical heating, at different locations such as Building 5, but this addendum specifies the location at OU2B. Ms. Smith responded by stating that the last reference in the addendum's reference list is a document released by the Navy in May, specifically targeting OU2B. Mr. McGinnis said it might be the Strategic Environmental Research and Development (SERD) project, and offered to review the addendum for the May document authored by the Navy and to confirm if it was the SERD project.

Ms. Smith reported she had recently toured some of the sites and encouraged all RAB members to take the time and tour sites as well.

III. Site 24 Remedial Design/Remedial Action

Lora Battaglia, the Navy Project Manager (PM) for IR Site 24 presented an update on the Site 24 Remedial Design/Remedial Action (RD/RA) (Attachment B-2).

During the review of slide 6, Ms. Smith asked if the sample locations were related to the outfall locations not shown on the figure. Ms. Battaglia said the sample locations beneath the wharf would address the outfall locations.

Ms. Battaglia further stated that the draft document will be available in the information repository for review and added the repository had been reorganized so reports are filed in chronological order by site.

Ms. Smith asked if US Fish and Wildlife had received a copy of the draft report, or provided any comments about sampling taking place during foraging season for the least tern. Ms. Battaglia said she has not received comments from US Fish and Wildlife, and sampling is not supposed to interrupt foraging. She added that the Navy is aware of concerns with dredging operations and impacts to foraging. Ms. Battaglia said she would review the distribution list and provide a copy to both US Fish and Wildlife, and California's Department of Fish and Game.

Jim Sweeney (RAB member) asked how a bathymetric survey is conducted. Mark Kylo (Tetra Tech) explained that boat based sonar is used to survey the bottom of the ocean floor, a detailed explanation of which is included in the draft work plan.

Mrs. Sweeney asked why there was no discussion of the use of scuba divers at IR Site 24, as had been previously proposed. Ms. Battaglia explained the scope of work in the current work plan is to collect additional data to determine the depth of contamination. A future work plan will evaluate the depth of dredging required and whether a scuba diver will be needed or if a boat will be sufficient.

Mr. Torrey asked how long the collection of the 40 samples and the bathymetric mapping would take. Mr. Kylo said it is likely to take a couple of weeks.

Mr. Humphreys asked if samples would be analyzed for contaminants. Ms. Battaglia explained that six samples will be collected from each of the 40 sampling locations for a total of 240 samples to be analyzed for contaminants. She said the sonar study would provide an understanding of the contours of the ocean floor and a wharf design study would evaluate the sediment removal below the wharf.

Mrs. Sweeney asked if contamination is found in sediments at a depth of six feet, will it be cleaned up. Ms. Battaglia said yes. Ms. Smith asked what the contaminants of concern are at the site. Ms. Battaglia said they are lead, cadmium, and polychlorinated biphenyls (PCB). Ms. Battaglia said based on sedimentation rates, contamination is not expected at the six foot depth, but the sample results will be used for verification. James Fyfe (DTSC) asked if samples will extend below six feet if contamination is found. Ms. Battaglia said both horizontal and lateral step out samples will be collected if necessary. Ms. Smith asked if total petroleum hydrocarbons (TPH) are found will the contaminants of concern be changed to include removal of TPH. Ms. Battaglia said the remedial investigation did not identify TPH as a contaminant of concern.

IV. Year End EPA Summary

Anna Marie Cook (EPA) began the presentation on the completion report of adaptive reuse report for Building 5 (Attachment B-3).

Mr. Torrey asked during the review of slide five if the costs for lead-based paint encapsulation or abatement are included in the demolition costs shown on slide two. Ms. Cook said it would be an additional cost. Ms. Smith asked how long the encapsulation coating would last. Ms. Cook said inspections of encapsulated lead-based paint are required every five years, and coatings are usually reapplied every ten years. Ms. Smith said it would not be considered a permanent solution. Ms. Smith asked if the environmental consultant preparing the report had considered the building is located in a semi-salty environment. Ms. Cook said she did not believe that had been considered.

Ms. Smith asked if the building with arched windows shown in slide six on the right side is a new building. Ms. Cook said it is not new, but a former hangar.

John West (Regional Water Board) asked if any reports are available documenting the cost to Urban Outfitters to retrofit the buildings. Ms. Cook said she had not looked specifically for the costs of the retrofit for this project, but information regarding a number of other large adaptive reuse projects was included in an appendix to the report.

James Leach (RAB member) asked about the statement that there had been no significant damage to Building 5 from the Loma Prieta earthquake 22 years ago. Ms. Cook said the Navy informed her that inspections after the quake did not identify any damage. Mr. Leach explained how a quake on the Hayward fault could be as much as 1,000 times stronger than the Loma Prieta quake because it is much closer. He added that the fact that although Building 5 had not been impacted by the Loma Prieta earthquake it does not mean that it will not be severely damaged by a future earthquake, especially one on the Hayward fault. Ms. Cook said she did not mean to imply that it would and the City of Alameda would need to have a seismic engineer assess each building. Mr. Leach said there had also been a number of changes to the earthquake codes and formulas since the building was built. Ms. Cook agreed an assessment was necessary.

Ms. Cook began the presentation of the year in review (Attachment B-4). She stated that the majority of the base falls into either of two categories under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) program: (1) RD/RA in a design phase or completed, or (2) CERCLA actions completed. She said the major change in comparing the 2009 progress and 2010 progress is that 423 acres has moved from the Record of Decision (ROD) phase into the RD/RA phase. In summary, she said Alameda Point was listed on the national priorities list (NPL) in 1999, the federal facility agreement was signed in 2001, and a site management plan was put in place. Originally there were 22 RODs projected, to date 18 of those have been completed. She credited the Base Realignment and Closure (BRAC) Cleanup Team (BCT), Navy, and community with achieving unrestricted use for so much of the property at such a fast pace.

Mr. Torrey asked what the timeline for completion of the CERCLA process is at Alameda Point. Ms. Cook said the projected completion date is in 2015.

Ms. Smith said most documents she has reviewed indicated there will be any one of a variety of restrictions, not unrestricted use. Ms. Cook said that any type of remedial action requires interim institutional controls until the remedial action is complete, at which point the interim controls can be removed. She said a permanent restriction under CERCLA would be considered a remedy, and the site would not be considered unrestricted use. She said the City of Alameda and State of California may have additional restrictions separate from the CERCLA process.

Joan Konrad (RAB member) asked which sites have restrictions currently. Ms. Cook said the Sites 1 and 2 landfills have restrictions, but all landfills will have restrictions, as well as Site 28, the dog park that is restricted to recreational use.

Mrs. Sweeney asked if restrictions requiring houses be built on top of garages instead of directly on the ground are in place at Alameda Point. Ms. Cook said if the land has an unrestricted use designation, the house can be built right on top of the ground, as opposed to on top of the garage.

Ms. Cook said there are no restrictions planned for EDC-5 once the soil cleanup has been completed. Mr. Humphreys said there had been no sampling under roads or buildings and asked how that determination could be made. Ms. Cook said sampling had been completed in roadways, and near buildings, and that had been used to extrapolate site conditions, so if problems had been discovered, restrictions would have been required.

Mr. Humphreys asked about the restrictions at Site 25. Ms. Cook said there is a residential use restriction at Site 25, the Coast Guard housing area, that is unique, because the housing itself is actually an institutional control, and if the housing is removed, additional investigation and possibly restoration could be required.

Mr. Humphreys asked how OU2B will be cleaned up to unrestricted use standards. Ms. Cook replied that the site is still in the feasibility study process, so it is too early to tell; no decisions on a remedy have been made.

Ms. Cook announced she will be leaving the Alameda Point team; this is her last RAB meeting. She will be working with a team to address marine debris in the Pacific Ocean. She thanked the RAB and community members for all their support and involvement.

V. Community Co-Chair Elections

Mr. Robinson said Ms. Smith had been nominated as the RAB co-chair and Mr. Humphreys as the vice RAB co-chair, and asked if there were any further nominations. Mr. Torrey moved to close the nomination period. Ms. Smith seconded.

Mr. Robinson called for a vote on the slate as nominated, there were no objections, and Ms. Smith was re-elected RAB co-chair, with George Humphreys as her alternate.

VI. Community and RAB Comment Period

Ms. Smith said they would take the RAB comments first and then the community comments.

Mr. Torrey said the Alameda City Council appointed Doug DeHaan to be the Alameda City Council member to be here in place of Frank Matarrese.

Ms. Smith said although the RAB had not provided comments on the draft of the Site 17 work plan, they would like to provide comments on the draft final at this time. She said she was unable to locate a presentation to the RAB regarding the Site 17 work plan. Ms. Smith asked Mr. Humphreys to provide the comments they had discussed.

Mr. Humphreys said the draft work plan two years ago called for a sediment curtain to eliminate the flow of sediment during dredging operations. He said he feels it is questionable, given the volume of the water exchanged during tides, that such a sediment curtain would be completely effective. Mr. Humphreys' second comment related to the sampling of dredged material piles for contaminants. He expressed concern that averaging a large number of samples or mixing the soils in the piles would dilute the contaminants. Mr. Robinson agreed that would not be the proper approach. Mr. Humphreys' said it is difficult to understand how the results of samples that are collected are used to adequately identify hotspots, without missing hotspots in areas where samples were not collected. Mr. Humphreys recalled the proposal to use the Seaplane Lagoon dredge materials as fill for the golf course that did not seem appropriate to the community. Mr. Robinson said, while it is not possible to sample everywhere, areas where higher concentrations are likely, such as near the outfalls, are the focus. Mr. Robinson said there is no way to prevent mixing during dredging, although as the dredge materials are removed, they will be segregated into three areas based on the estimated contaminant concentration in the area from which the materials were removed.

Ms. Smith provided a letter with her comments on the Site 17 work plan (Attachment B-5). She asked why the turbidity sensors are not being placed deeper to better monitor the velocity of the exchange and the material carried by it.

Her second comment was that on her recent tour, she noticed numerous Western Gulls and Herman's Gulls in the area, and said if the gulls were to walk on the soil piles and fly somewhere else it would be possible to spread radiation that might be in the soil piles. Her third comment was that language regarding radiation exposure for pregnant workers should be revised because it is unclear. Mr. Robinson stated that language will be revised for clarity. Her fourth comment was that some samples appear to be very close to plume 4, and said a sample collected as part of the Site 17 work plan at seven feet could create a preferential pathway to the plume. She asked that field crews be made aware of the contaminant source. Her final comment was to express concern that background concentrations are being collected from "non-impacted areas", which

are not defined and may not be “non-impacted”. She submitted her comment letter to Mr. Robinson, with revisions suggested by Mr. Humphreys included.

Mr. Humphreys distributed a newspaper article from the *Alameda Sun* “Alameda Celebrates the China Clipper” (Attachment B-6). He read the first two paragraphs aloud. He said there was some good history in the article and noted there had been three former airports that might be areas where there could be contamination. He added that there is information in the article about the sinking of the destroyers to form a lagoon. Ms. Smith said she had attended the celebration mentioned at the museum and the maps and photographs available upstairs at the museum were very interesting.

Gretchen Lipow (community member) asked if the school and childcare center in Site 30 are closing at the end of the school year. Mr. Robinson said that he expected the information to be true. Ms. Lipow asked if the closure was related to concerns regarding contaminants or other issues. Mr. McGinnis said the Alameda Unified School District had voted to close the facilities based on fiscal issues. Ms. Lipow asked if the insulation and energy costs were responsible. Mr. McGinnis said he was not sure, but suggested the information would likely be in the Alameda Unified School District meeting minutes. Ms. Lipow asked if the buildings belong to the Navy or if they were just located on Navy land. Mr. Robinson said the buildings are on Navy land that was scheduled to transfer to the Department of Education, who intended to transfer it to the Alameda Unified School District. However, that plan may now change. He said the Navy is planning a presentation on the overall transfer process in January.

Ken Peterson (Resident) stated this is the first RAB meeting he has attended. He said he would be interested in a comparison between what happened at Love Canal and the clean up activities that have been going on at Alameda Point. Mr. Peterson asked the Navy to clarify the response to the question of mixing samples, not the mixing of dredging materials. He said the quality control and quality assurance are very important in statistical sampling, and cautioned the team against fatal flaws. Mr. Robinson said he was not aware of any averaging or mixing of samples collected from the dredge materials, but said the sediments in the dredge materials will mix as a result of dredging operations.

Ms. Smith made an announcement on behalf of RAB member Kurt Peterson. He was unable to attend this meeting while dealing with some family matters, but plans to be present for the January meeting.

VII. Meeting Adjournment

Mr. Robinson thanked the BCT, RAB members and community for their ongoing support on the project. He invited everyone to stay and enjoy the holiday potluck. The meeting adjourned at 7:54 p.m. The next RAB meeting will occur at 6:30 p.m. on January 6, 2010, at 950 W. Mall Square, Alameda.

Action Items

Action Items:	Previous Item #/ Action Item Status/ Action Item Due Date:	Initiated by:	Responsible Person:
1. Request for Presentations: <ul style="list-style-type: none"> a. Site 1 Radiological RD/RA work plan b. OU-2C FS c. Injection-extraction field design 	a./ Pending / January 6, 2011 b./ Pending / January 6, 2011 c./ New / January 6 2011	RAB	Mr. Robinson
2. Provide as-built specifications on the Sites 5 and 10 storm drain replacement to Mr. Matarrese.	2./ Pending/ January 6, 2011	Mr. Matarrese	Mr. Robinson
3. Review when the SWAT testing began at the landfill and confirm why the process was not continued and if state regulations for closing the landfill were followed.	3./ Pending/ January 6, 2011	Mr. Humphreys	Mr. West
4. Discuss either cancelling the March RAB or alternative dates, either March 10 or March 17	4./ Pending/ January 6, 2011	Mr. Robinson	RAB
5. Review the distribution list of the IR Site 24 RD/RA and provide a copy to both US Fish and Wildlife, and California's Department of Fish and Game	5./ Pending/ January 6, 2011	Ms. Battaglia	Ms. Battaglia

ATTACHMENT A

**NAVAL AIR STATION ALAMEDA
RESTORATION ADVISORY BOARD MEETING AGENDA**

December 2, 2010

(1 page)

RESTORATION ADVISORY BOARD

NAVAL AIR STATION, ALAMEDA

AGENDA

DECEMBER 2, 2010, 6:30 PM

ALAMEDA POINT – BUILDING 1 – SUITE 140

COMMUNITY CONFERENCE ROOM

(FROM PARKING LOT ON W MIDWAY AVE, ENTER THROUGH MIDDLE WING)

<u>TIME</u>	<u>SUBJECT</u>	<u>PRESENTER</u>
6:30 – 6:40	Approval of Minutes	Dale Smith
6:40 – 6:50	Co-Chair Announcements	Co-Chairs
6:50 – 7:20	Site 24 RD/RA	Lora Battaglia
7:20 – 7:40	Year End EPA Summary	Anna-Marie Cook
7:40– 7:50	Community Co-Chair Vote	Community & RAB
7:50– 8:10	Community & RAB Comment Period	Community & RAB
8:10	RAB Meeting Adjournment & Holiday Potluck!!!	

ATTACHMENT B

NAVAL AIR STATION ALAMEDA RESTORATION ADVISORY BOARD MEETING ATTACHMENTS

- B-1 List of Documents Received October-November 2010. Distributed by Dale Smith, RAB Co-Chair (1 page)
- B-2 Site 24 Remedial Design/Remedial Action Presentation. Distributed by Lora Battaglia, Navy Project Manager (5 pages)
- B-3 Alameda Point, Building 5/5A Adaptive Reuse Presentation. Distributed by Anna Marie Cook, US EPA (5 pages)
- B-4 Status of Alameda Point Investigation and Cleanup, December 2010. Distributed by Anna Marie Cook, US EPA (1 page)
- B-5 Comments on the Draft Final Remedial Action Work Plan IR Site 17 Seaplane Lagoon. Distributed by Dale Smith, RAB Co-chair. (1 page)
- B-6 *Alameda Sun* Article, “Alameda Celebrates the China Clipper” dated November 18, 2010. Distributed by George Humphreys. (1 page)

ATTACHMENT B-1

LIST OF DOCUMENTS RECEIVED OCTOBER-NOVEMBER 2010

(1 page)

Documents Received
October - November 2010

Navy Communication

1. *Pre-Design Field Investigation Draft Work Plan Documents for the Remedial Design IR Site 2, CH2M Hill Kleinfelder, September 16, 2010*
2. *Technology Transition Technical Memorandum for IR Site 27, Battelle Memorial Institute, October, 2010*
3. *Final Radiological Work Plan for Remedial Design and Remedial Action IR Site 1, AMEC Earth & Environmental, October 8, 2010*
4. *Draft Addendum to Final Site Investigation Report Transfer Parcel EDC-12, CH2M Hill, October 15, 2010*
5. *Draft Addendum to Final Site Investigation Report Transfer Parcel EDC-17, CH2M Hill, October 15, 2010*
6. *Draft Final Site Inspection Report Transfer Parcels FED 1A, 2B and 2C, CH2M Hill, October 22, 2010*
7. *Draft Final Radiological Work Plan for Characterization IR Suite 32, AMEC Earth & Environmental, November 2, 2010*
8. *Draft Pre-Design Work Plan for Remedial Design and Remedial Action IR Site 24, TetraTech, November 5, 2010*
9. *Revised Draft Feasibility Study Report for OU 2C, Battelle Memorial Institute, November 5, 2010*
10. *Draft Final Remedial Action Work Plan IR Site 17 Seaplane Lagoon, TetraTech, November 13, 2010*
11. *Final Completion Report for Time Critical Removal Action IR Site 17 Construction Debris Piles, Weston Solutions, November 19, 2010*
12. *Draft Work Plan Addendum Treatability Study of In Situ Thermal Treatment on Chlorinated Solvents in Groundwater, OU 2B, Shaw Environmental, November 19, 2010*
13. *Final 2009/2010 Data Submission, Basewide Groundwater Monitoring Program, AMEC Earth & Environmental, November 2010*
14. *Draft Final Sampling and Analysis Plan for Characterization IR Suite 32, AMEC Earth & Environmental, November 26, 2010*

Agency Communication

1. *Draft Final 2011 Amendment to the Site Mitigation Plan, California Environmental Protection Agency, Department of Toxic Substances Control, October 1, 2010*
2. *Review of Draft Work Plan Documents, Pre-Design Field Investigation for Remedial Design IR Site 2, California Environmental Protection Agency, Department of Toxic Substances Control, November 17, 2010*
3. *Draft Remedial Design/Remedial Action Work Plan IR Site 35, California Environmental Protection Agency, Department of Toxic Substances Control, November 22, 2010*

ATTACHMENT B-2

SITE 24 REMEDIAL DESIGN/REMEDIAL ACTION PRESENTATION

(5 pages)



Welcome



Remedial Design/Remedial Action Installation Restoration Site 24 Alameda Point, CA

Lora Battaglia
Navy PM

Mark Kylo
Tetra Tech

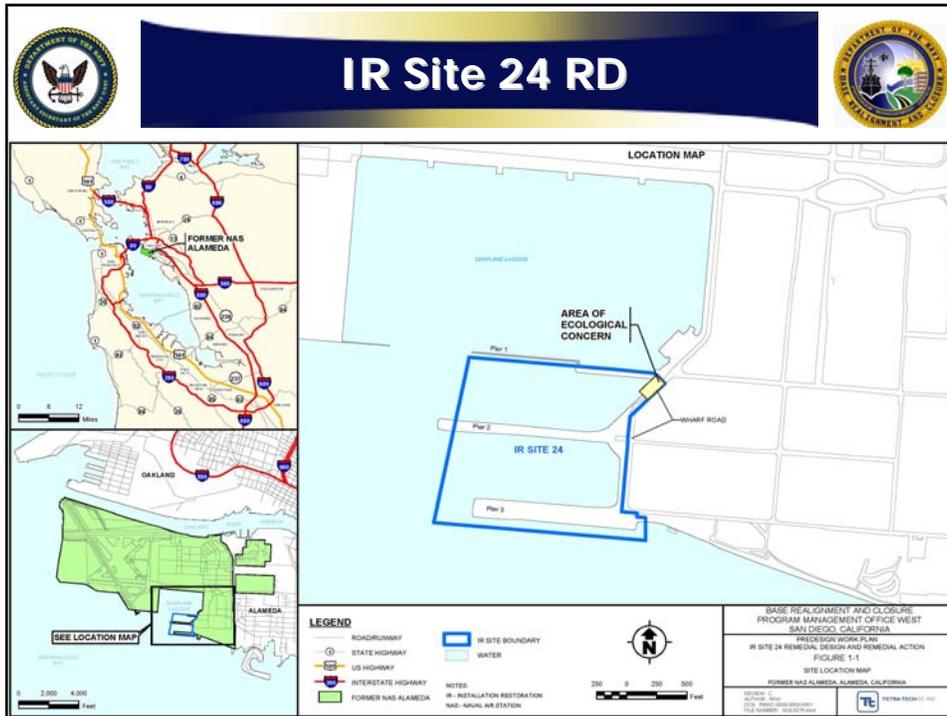
RAB Meeting
December 2, 2010



Purpose



Present scope, approach, and schedule for the IR Site 24 RD/RA, allowing timely progression towards critical milestones and successful project implementation beginning in March 2011



IR Site 24 RD

A two-phase fieldwork effort is planned:

- First phase (predesign) will emphasize investigation and include surveying the sea floor and sampling sediment.
- Second phase will utilize information from Phase 1 to develop a Remedial Design/Remedial Action Work Plan and perform the remedial action.



Overall Scope of IR Site 24 RD



Primary components of the predesign investigation fieldwork are:

- Perform bathymetric survey to map the existing sediment surface.
- Additional sampling to see how deep contaminants are in sediment.
- Perform wharf engineering evaluation



Predesign Sampling



- 40 sampling locations (20 under wharf and 20 in open water).





IR Site 24 RD Sampling Locations



- A sediment core will be collected to a depth of 6 feet below the sediment surface or to refusal (240 samples total).
- Sediment will be collected in open water locations using a vibracore from a boat.
- A smaller vibracore system (or a push core) will be used to obtain the cores beneath the wharf.



IR Site 24 RD Sampling Equipment





Schedule



- Draft Predesign Work Plan submitted to agencies on November 5, 2010
- **Comments due back by December 31, 2010**
- Final Predesign Work Plan issued by March 4, 2011
- Begin Predesign fieldwork in March 2011
- Final RD/RAWP issued by December 2011



Thank You!



QUESTIONS?

ATTACHMENT B-3

ALAMEDA POINT, BUILDING 5/5A ADAPTIVE REUSE PRESENTATION

(5 pages)

Alameda Point – Building 5/5A

DECEMBER 2, 2010 RAB

ANNA-MARIE COOK, U.S. EPA



Redevelopment Considerations

- If any portion of Building 5/5A is considered for redevelopment, there are several issues that would need further investigation and management including:
 - Evaluate seismic retrofitting
 - Manage peeling lead paint
 - Remove asbestos tiles
 - Reduce the long-term greenhouse gas emissions
 - Determine qualification as a historic structure

<p>Scenario 1: Bldg 5&5A demolished, including foundations</p>	<ul style="list-style-type: none"> • Cost: \$22 - \$54 M • CO₂ emissions: ~56 thousand kg
<p>Scenario 2: Bldg 5&5A demolished, foundation of Bldg 5 and breezeway left in place</p>	<ul style="list-style-type: none"> • Cost: \$22 - \$54 M • CO₂ emissions: ~30 thousand kg
<p>Scenario 3: Bldg 5A and breezeway demolished, including foundations, Bldg 5 left intact</p>	<ul style="list-style-type: none"> • Cost: \$11 - \$26 M • CO₂ emissions: ~31 thousand kg
<p>Scenario 4: Bldg 5A, including foundation and breezeway structure demolished, Bldg 5 and foundation of breezeway left intact</p>	<ul style="list-style-type: none"> • Cost: \$11 - \$26 M • CO₂ emissions: ~30 thousand kg

Methods to Address Lead-Based Paint

Encapsulation	Abatement
<ul style="list-style-type: none"> • Coats the existing lead paint surfaces with an approved primer and finish coat of weather-resistant liquid coating that dries to form a water-tight jacket over the lead paint. • For reused materials, the coating would be subject to inspections and touch-ups every 5 years and recoating every 10 years. 	<ul style="list-style-type: none"> • Physically strips the paint off all involved surfaces. • The work area would need to be properly secured and controlled to protect the public and the environment during paint removal. <div style="text-align: right; margin-top: 20px;">  </div>

Lead-Based Paint Costs

Wood Roof/Ceiling	Area (sq ft)	Encapsulation cost (~\$0.50 per sq ft)	Abatement cost (~ \$11.50 per sq ft)
Building 5	374,790	\$187,395	\$4,310,085
Building 5A	332,896	\$166,448	\$3,828,304
Breezeway	13,184	\$6,592	\$151,616

Steel Beams	Number	Total Amount of Steel (sq ft)	Encapsulation cost (~ \$0.50 per sq ft)	Abatement cost (~\$11.50 per sq ft)
Building 5	48	3,024	\$1,512	\$34,776
Building 5A	46	2,898	\$1,449	\$33,327
Steel Doors	11	24,948	\$12,474	\$286,902

Could Building 5 be the next Urban Outfitters Headquarters ? (UO located on Philadelphia Navy Yard, Pennsylvania)



Potential Office Space



Potential Atrium Area



Potential Café Space

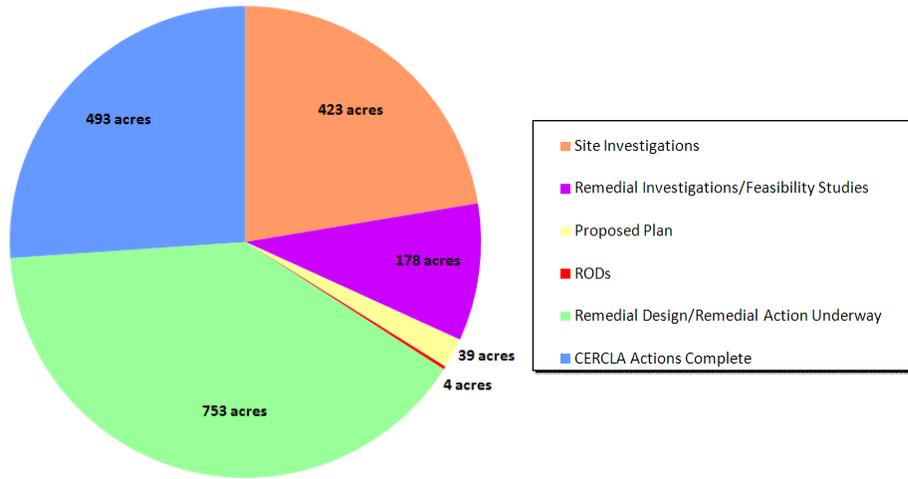


ATTACHMENT B-4

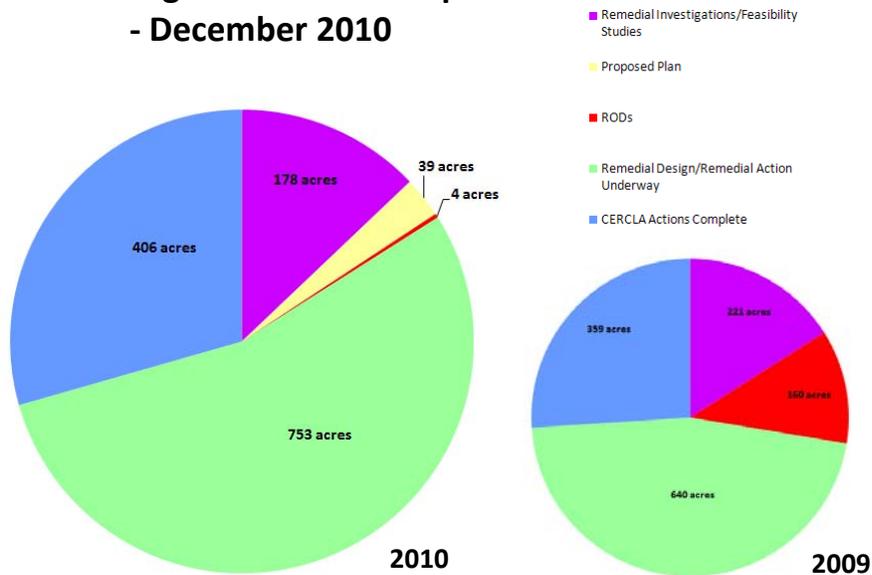
STATUS OF ALAMEDA POINT INVESTIGATION AND CLEANUP, DECEMBER 2010

(1 page)

Status of Alameda Point Investigation and Cleanup - December 2010



City Property (without Fed Parcels) Investigation and Cleanup - December 2010



ATTACHMENT B-5

**COMMENTS ON THE DRAFT FINAL REMEDIAL ACTION WORK PLAN IR SITE 17
SEAPLANE LAGOON**

(1 page)

Mr. Derek Robinson
Department of the Navy
Base Realignment and Closure, Program Management Office West
1455 Frazee Road
San Diego 92108

December 2, 2010

Re: Comments on the Draft Final Remedial Action Work Plan IR Site 17 Seaplane Lagoon

Dear Mr. Robinson,

Thank you for the opportunity to comment on the above document.

A frustration for me and other RAB members is understanding the protocol for responding to documents. As this document was in draft since 2008 it seemed there would be ample time to comment on the revised draft because the project required further investigation and completion of other projects before it proceeded. This appears to not be the case. I therefore understand that these comments can only be considered if there's a "show stopper".

I was surprised to find the regulators had no comments on the draft RA work plan, as there were no responses to comments in this document.

The turbidity curtain will have a three-foot gap at the bottom to permit water exchange during tides. It seems there could be a significant current generated at times during the tidal changes. Would it make more sense to locate the turbidity sensors at some depth to monitor the current and the material carried by it?

Will there be any problems with gulls landing on the soil piles during dredging, as the work plan does not describe covering the piles except in case of adverse weather. Having tried to work with gulls in the vicinity, I can attest they are not easily dissuaded from hanging around if they choose to do so.

On page 4-2 a statement concerning radiation exposure to pregnant workers implies that they will not be transferred to another task out of exposure range. Can this be true? The first trimester is critical to a baby's growth. It seems harsh to not allow a worker to transfer to a less dangerous task.

On what basis was it decided that only two air monitors would be needed for the entire site?

There is no mention of the potential to contact the plume from site 4. Examining the maps it appears sampling may contact the plume and allow a pathway to the waters of Seaplane Lagoon.

The non-impacted areas chosen for background levels will be based on historical records. This is problematic to me as we have seen where, due to poor record keeping, radiological material has been found in supposedly clean sites, ie. the new site 32 where surface radiation is well dispersed over a large area and not discovered until recently.

When will the fact sheet be produced, how will it be distributed and in what languages will it be printed?

Again, thank you for the opportunity to comment.

Sincerely yours,



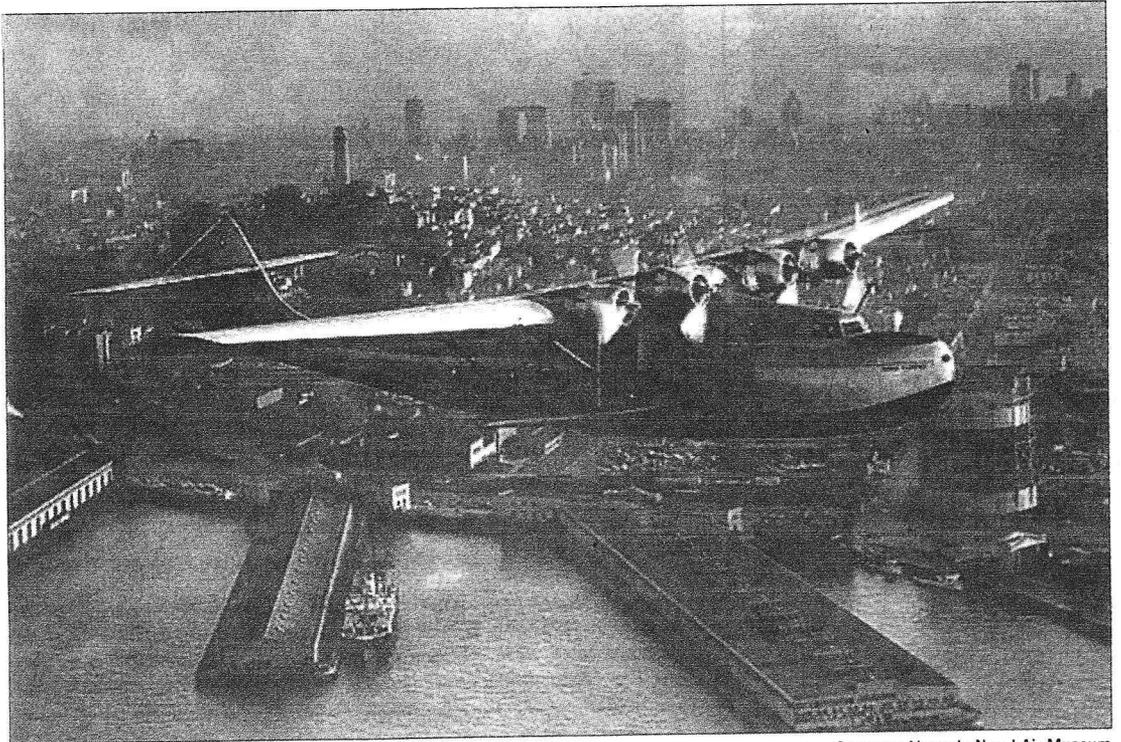
Dale Smith

Dale Smith
Naval Air Station Alameda Restoration Advisory Board
2935 Otis Street, Berkeley, CA 94703
510 841 2115 dale2smith@yahoo.com

ATTACHMENT B-6

**ALAMEDA SUN ARTICLE, "ALAMEDA CELEBRATES THE CHINA CLIPPER"
DATED NOVEMBER 18, 2010**

(1 page)



Courtesy Alameda Naval Air Museum

The *China Clipper* graces the sky over San Francisco's skyline on its Nov. 22, 1935 maiden voyage. Notice the Coit Tower, built in 1933, in the background.

Alameda Celebrates the *China Clipper*

11/18/10

Frank Musso

In the 1930s Alameda boasted three airports: the San Francisco Bay Airdrome on the site of today's Alameda Community College. Benton Field on the present site of the former Alameda Naval Air Station's "Big Whites"; and Alameda Airport near the Alameda Mole, the terminal for Southern Pacific's Alameda-San Francisco ferry and its famous "Big Red" trains.

Pan American Airways chose Alameda Airport as the base for its trans-Pacific flight operations. Pan American created a harbor it christened "Pan American Lagoon" using 11 sunken destroyers, an old sailing ship and a merchant ship. The lagoon served as a sheltered

harbor for the launching of Pan American's seaplanes as well as a place to harbor yachts.

On March 31, 1935, Pan American's Alameda base took delivery of its first "Clipper" seaplane. Beginning on April 16, 1935, Pan Am conducted survey flights across the Pacific. Seventy-five years ago next Monday, on Nov. 22, 1935, Pan American's *China Clipper* made its inaugural flight from this lagoon.

This Saturday, Nov. 20, from 1 to 3 p.m., the Alameda Naval Air Museum, Building 77, 2151 Ferry Point at Alameda Point will commemorate the 75th anniversary of that first flight, too often described on posters, postage stamps and

other memorabilia as a flight from San Francisco. However, history should acknowledge that Pan American Airway's starting point of its trans-Pacific route and its first flight were not in San Francisco, but in Alameda.

The Alameda Naval Air Museum offers excellent insight into the history of that period. The museum has early photos and other memorabilia commemorating the flight. In the museum's "Ready Room," there is a frequent screening of the 1936 movie *China Clipper*, with actor Pat O'Brien prefacing his radio messages with "Calling Alameda — *China Clipper* — calling Alameda." The museum is open most weekends from 10 a.m. to 4 p.m.