Parcel B Tenant Access Plan

Remedial Action in Parcel B (Excluding Sites 7 & 18)

September 20, 2012

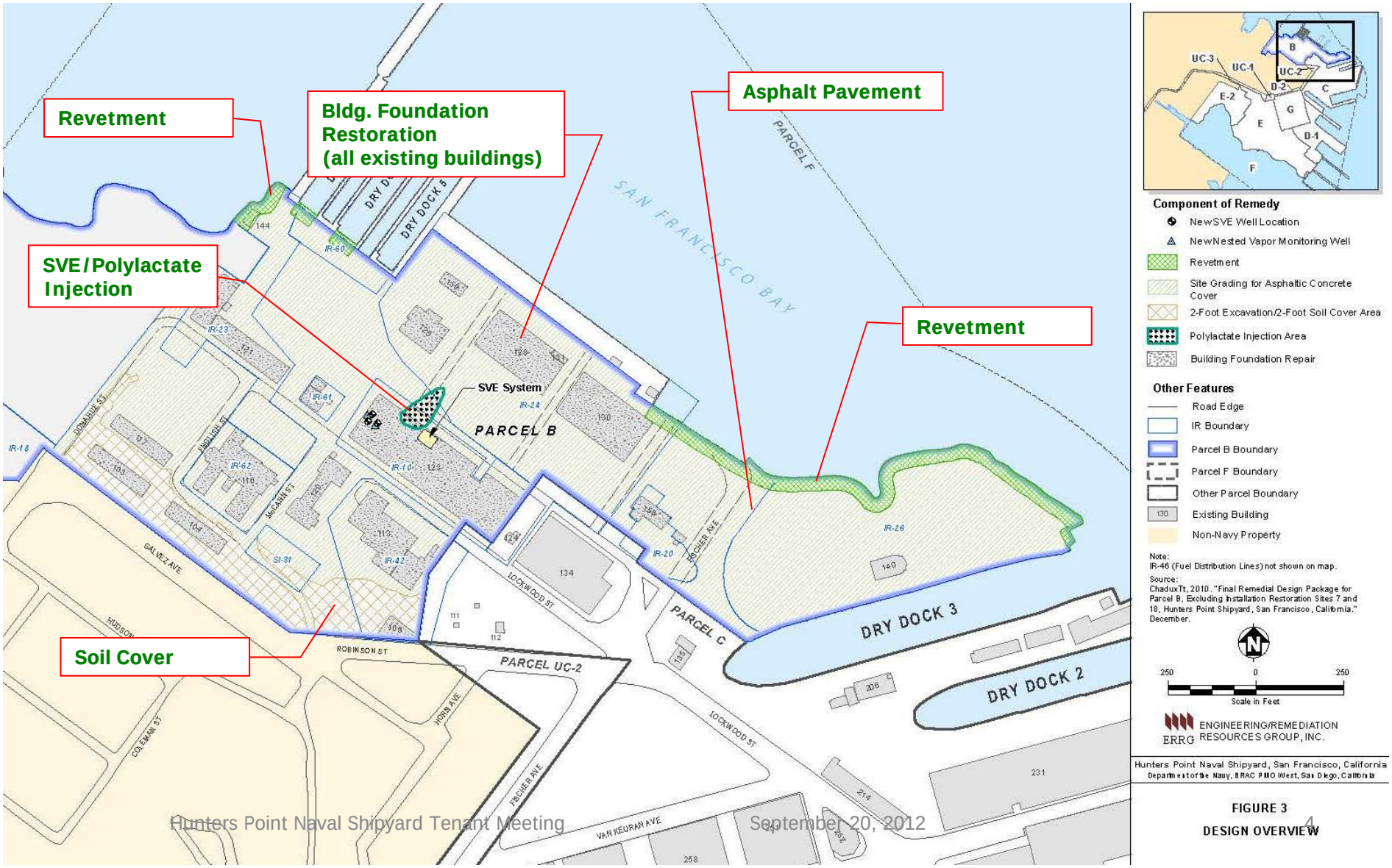
Questions To Be Answered Today

1. What types of environmental solutions will the Navy be carrying out in Parcel B?
2. How will the Navy construct the environmental solutions without relocating tenants in Parcel B?
3. How will tenants in Parcel B be affected during the construction period?
4. How long will the construction period last?
5. How will tenants in Parcel B be affected following the construction period?
6. Who should the tenants in Parcel B contact if they have questions, concerns, or requests regarding construction activities?

Q1. What types of environmental solutions will the Navy be implementing in Parcel B?

- Prevent exposure to soil found below the surface
  - Nearly 2,000 feet of shoreline along San Francisco Bay armored with large rocks
  - Soil cover over vegetated slopes along the western edge of Parcel B
  - Asphalt pavement over nearly 40 acres of currently paved areas
  - Restoration of existing building foundations, including tenant-occupied buildings
- Address future soil vapor intrusion risks
  - Installation and operation of an active soil vapor extraction system in one area
  - Injection of *polylactate* in groundwater to promote cleanup by bacteria in groundwater in one area

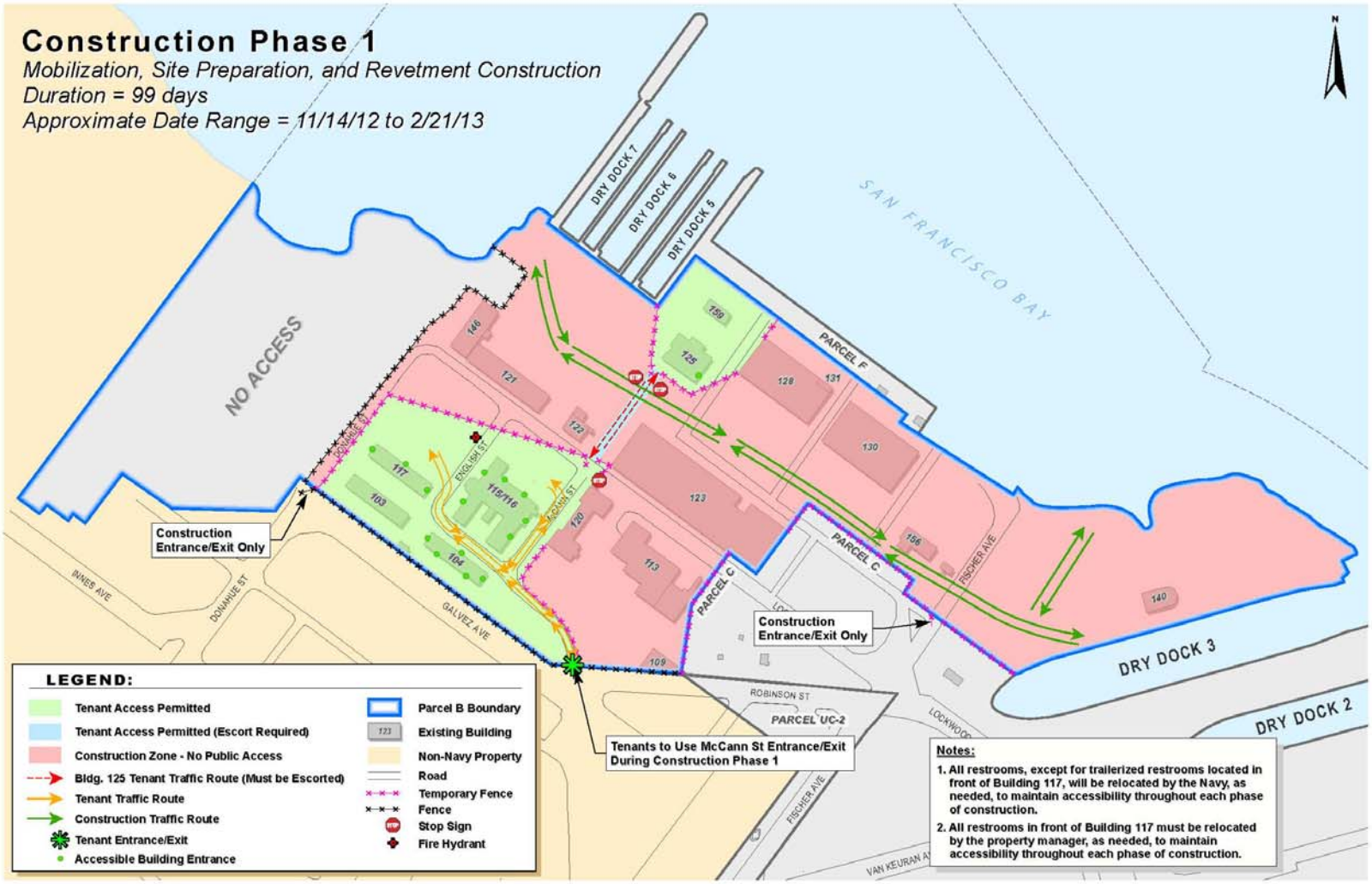
Remedial Action Overview



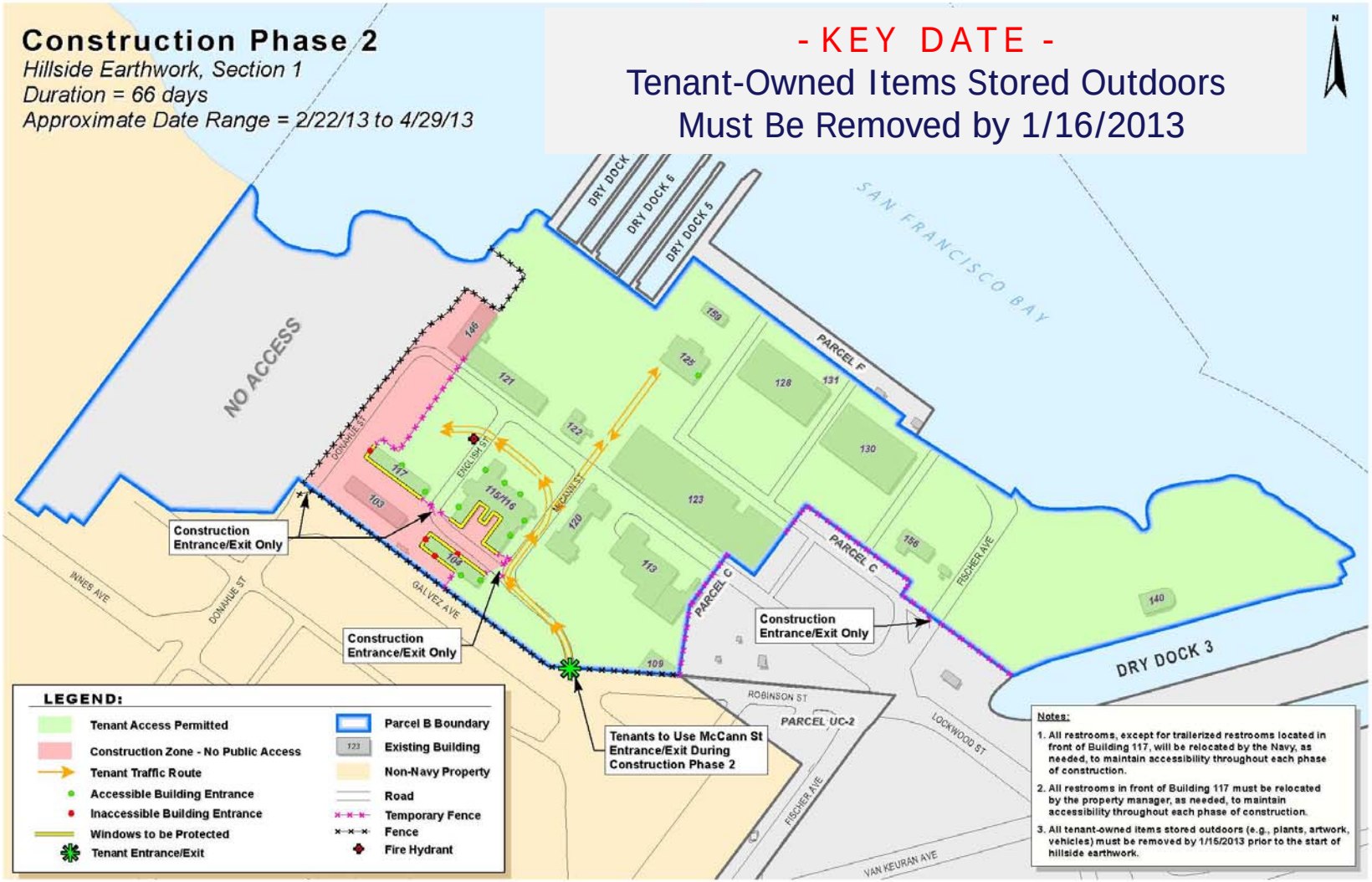
Q2. How will the Navy construct the environmental solutions without relocating tenants in Parcel B?

- Construction will be scheduled to allow for tenant access throughout the construction period *(construction phases shown on following slides)*
- Tenant access routes, site and building entry/exit points, and parking areas will be adjusted for each construction phase
- Temporary fence, signs, and escorts (*only to Bldg. 125*) to separate construction zones from non-construction zones
- Before each construction phase change, tenants will be notified by their landlords and briefed on how the site will be reconfigured
- The Navy and its contractor will maintain frequent communication with the property manager to distribute plan or schedule changes

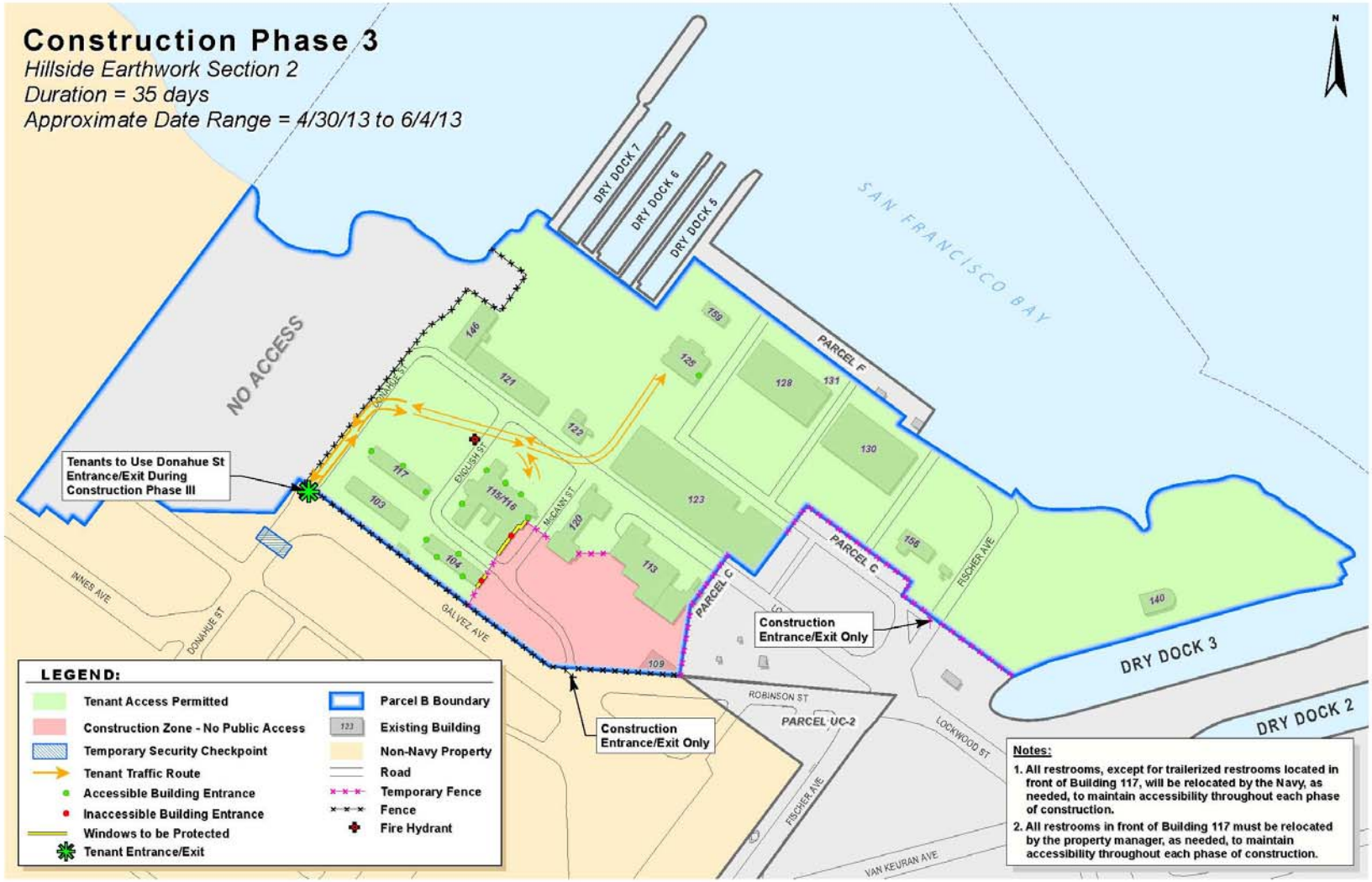
Construction Phase 1:
Revetment Construction (Bldg. 125)



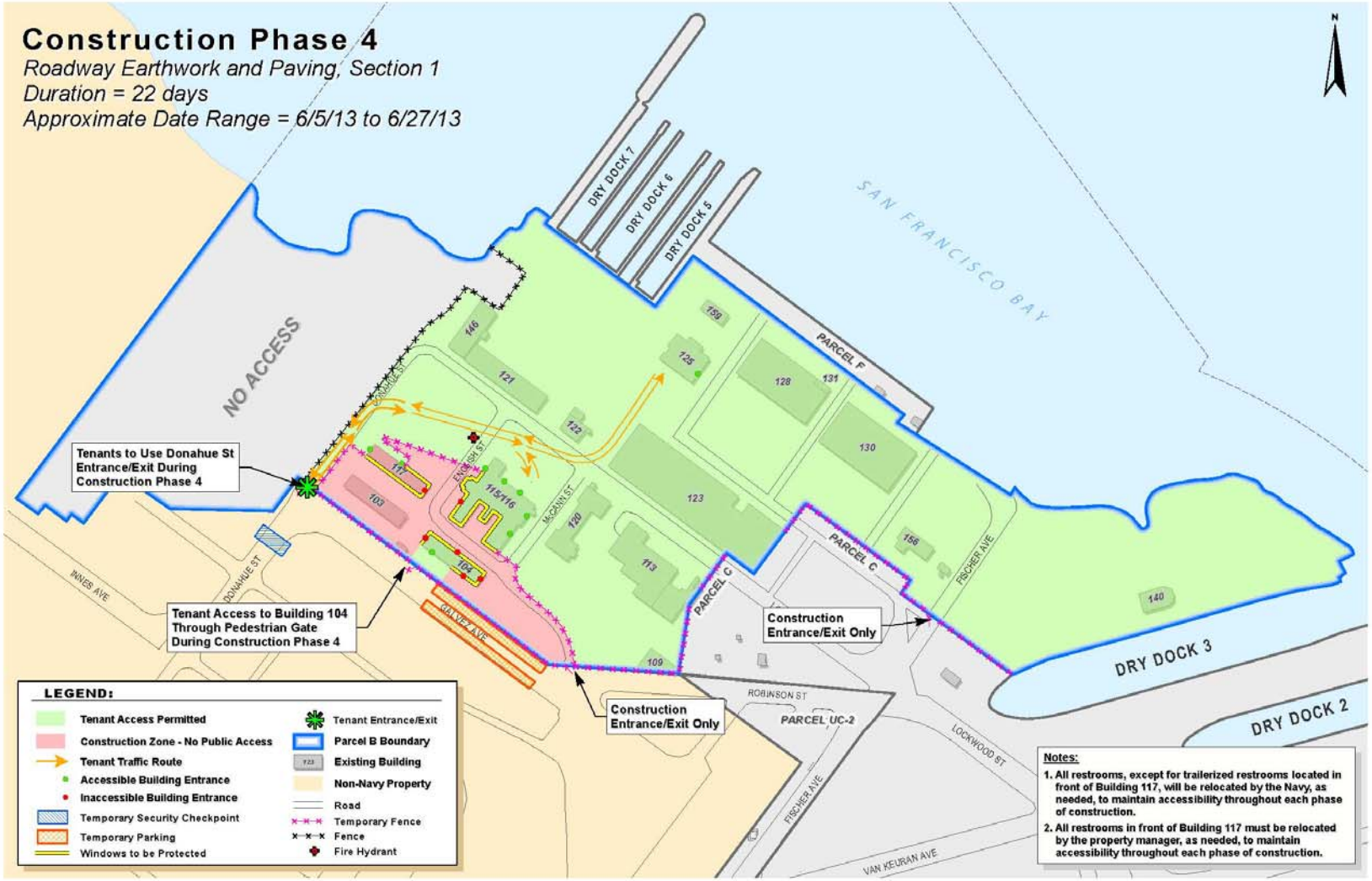
Construction Phase 2: Hillside Work (Bldgs. 104, 115/116, 117)



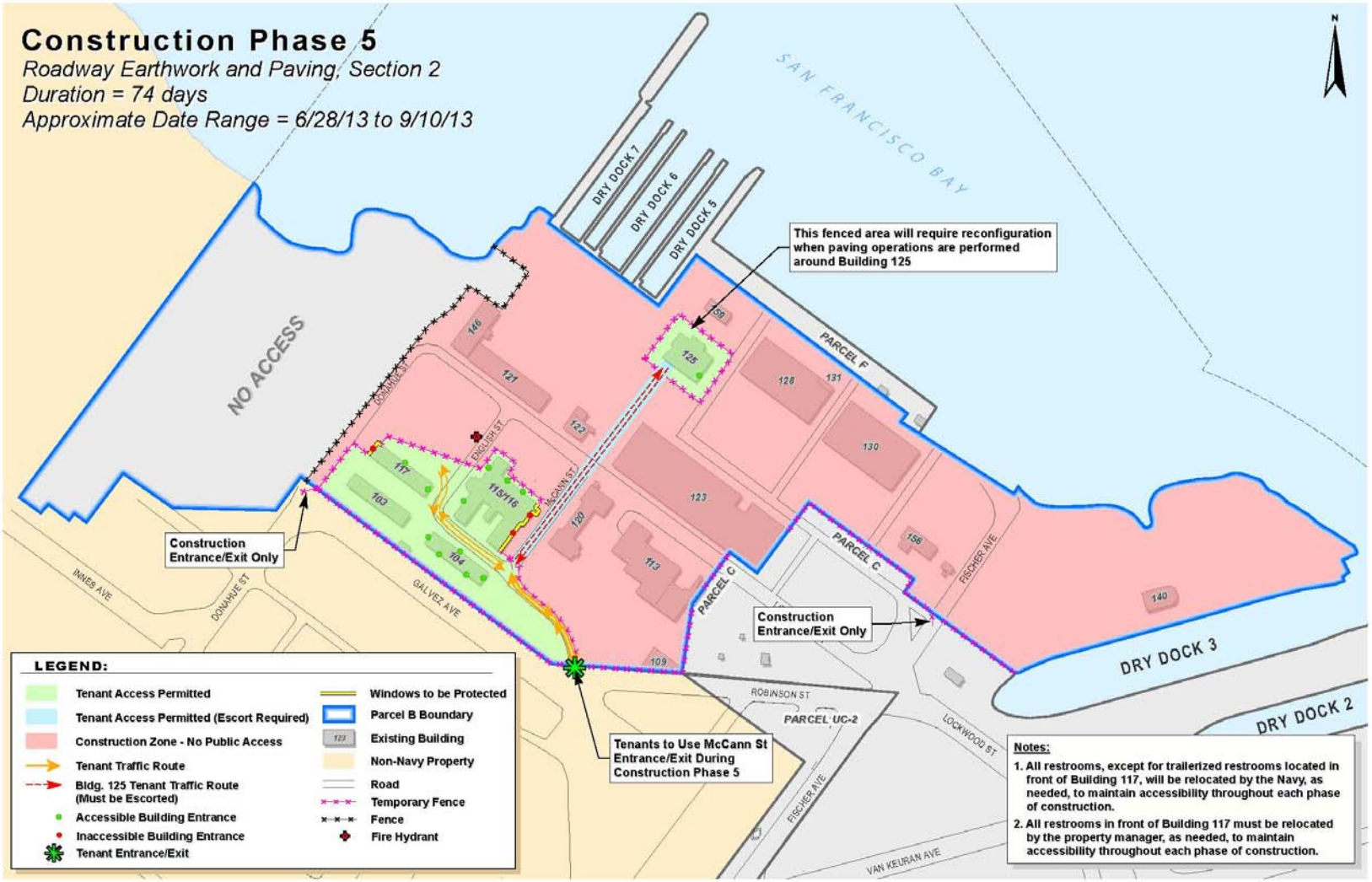
Construction Phase 3: Hillside Work (Bldgs. 104, 115/116)



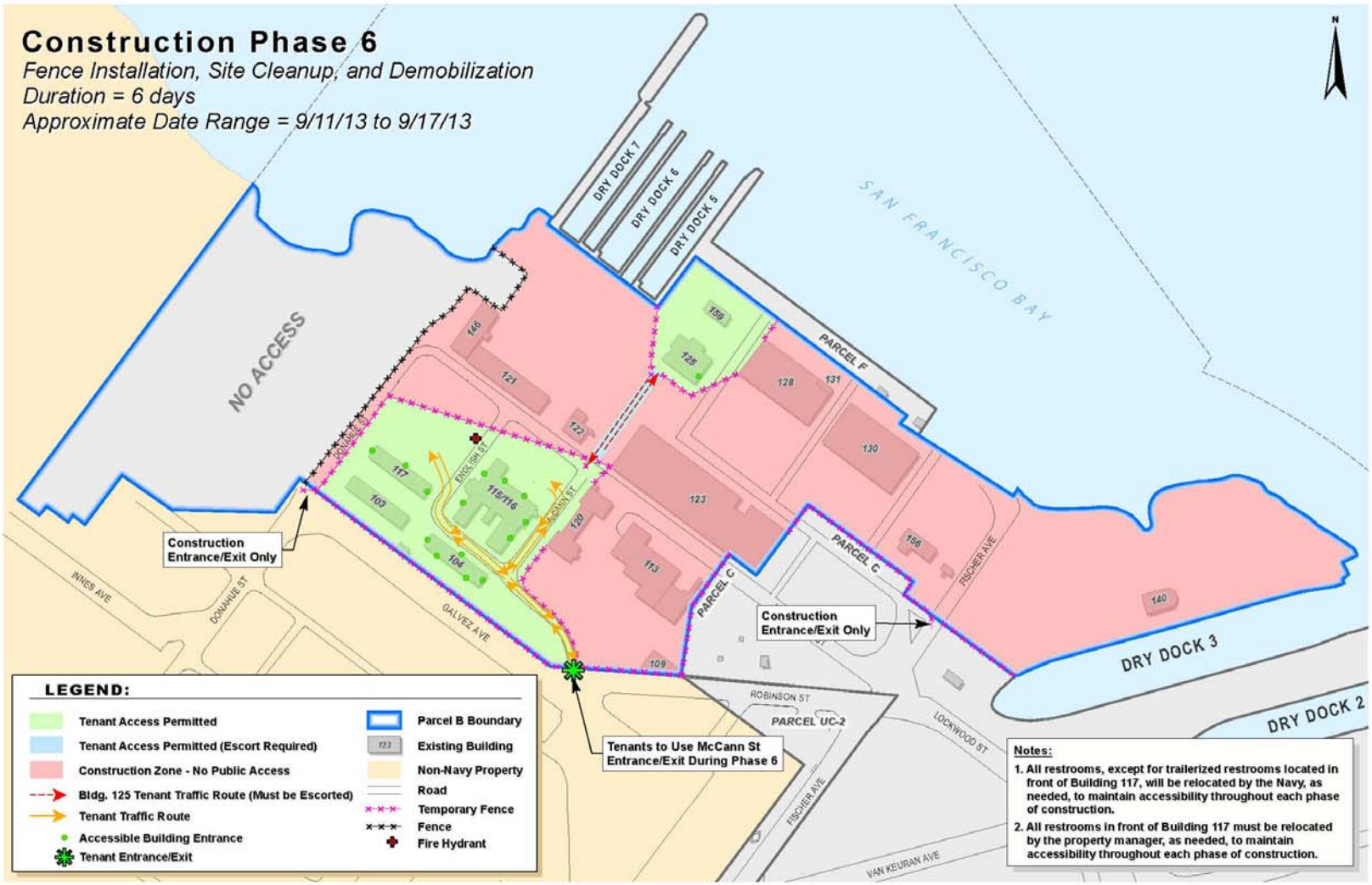
Construction Phase 4: Paving (Bldgs. 104, 115/116, 117)



Construction Phase 5: Paving (Bldgs. 115/116, 117, 125)



Construction Phase 6
Fence Installation (Bldg. 125)



Q3. How will tenants in Parcel B be affected during the construction period?

- Access gates will change throughout construction
- Building doors/entry points may be blocked during certain construction phases
- Parking area locations will change throughout construction
- Tenants may need to be escorted through active work zones during certain construction phases
- Windows facing construction areas will be sealed temporarily with plastic sheeting to prevent dust from entering into tenant spaces; may not be accessible during certain construction phases

3. How will tenants in Parcel B be affected during the construction period? *(continued)*

- Sanitary facilities locations (i.e., portable toilets and sinks) will change throughout construction
- All tenant-owned items stored outdoors (e.g., plants, artwork, vehicles) will need to be removed **no later than January 15, 2013** prior to the start of Construction Phase 2: Hillside Earthwork
- Tenant-owned items stored indoors may need to be relocated temporarily to allow for inspections, photographing, and repairs of building floors and foundations (*ground floors only*)
  - This can be done with the tenant present and may simply involve the tenant to move items from one area of the floor to another to allow inspections
- Potential noise Monday through Friday during working hours (7 AM to 5 PM)

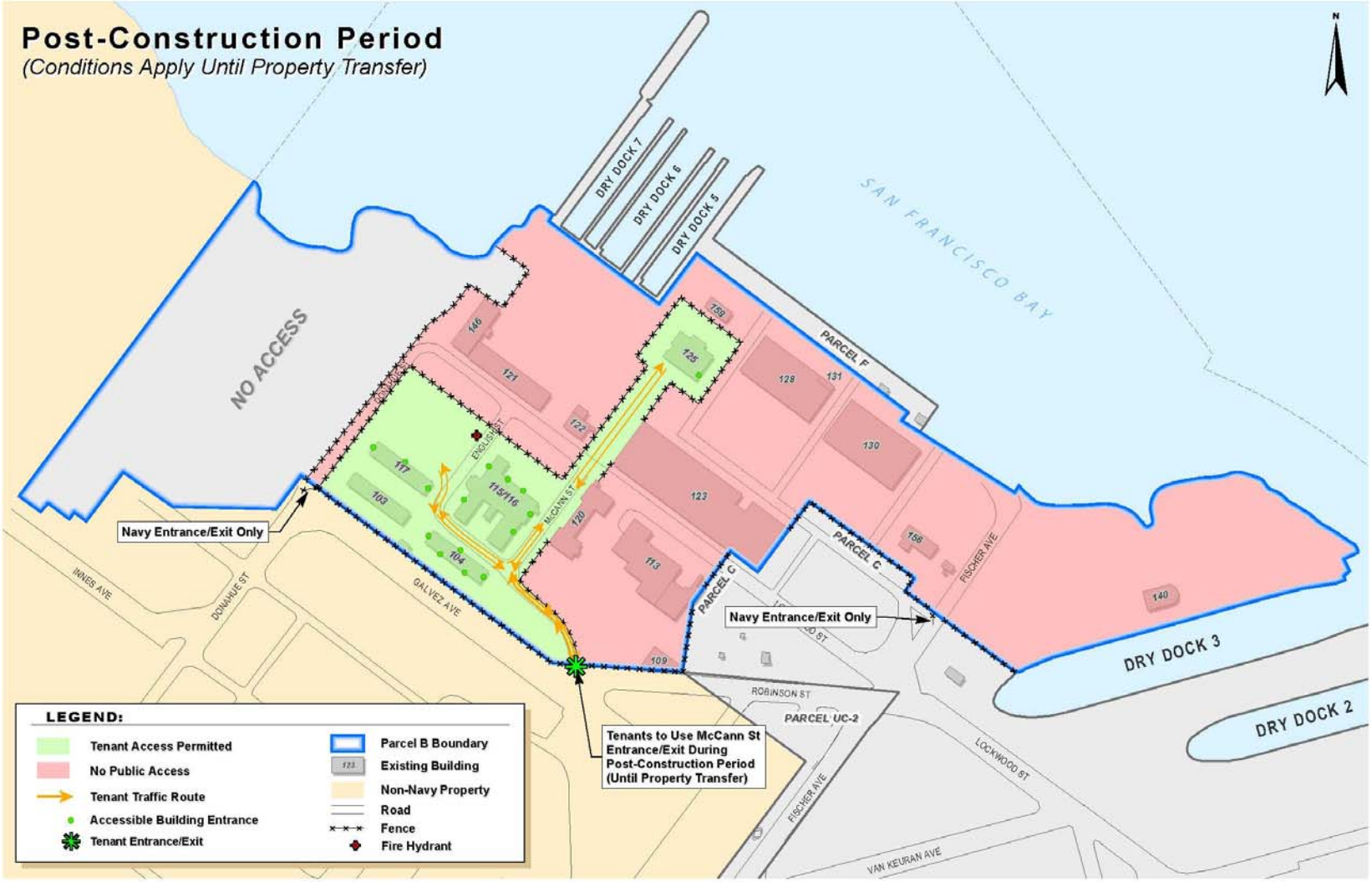
Q4. How long will the construction period last?

- **Mobilization: November 14, 2012**
  - Phase 1: 11/14/2012 – 2/21/2013 (99 days)
    - *Tenant access control fence installed by 11/16/2012*
    - *Tenant belongings stored outdoors must be removed by 1/15/2013*
    - *Tenant space inspections between 1/21/2013 and 2/21/2013*
  - Phase 2: 2/22/2013 – 4/29/2013 (65 days)
    - *Tenant space foundations repairs begin on 2/22/2013*
  - Phase 3: 4/30/2013 – 6/4/2013 (35 days)
  - Phase 4: 6/5/2013 - 6/27/2013 (22 days)
  - Phase 5: 6/28/2013 – 9/10/2013 (74 days)
  - Phase 6: 9/11/2013 – 9/17/2013 (6 days)
- **Demobilization: September 17, 2013**
- **Total construction period approximately 300 days**

Q5. How will tenants in Parcel B be affected following the construction period?

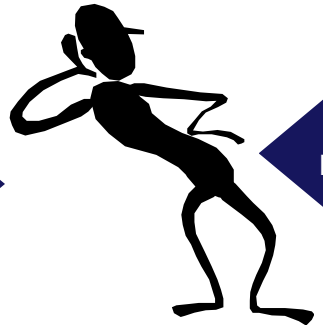
- Digging and planting will **<u>not</u>** be permitted in soil cover areas
- Inspections of soil and asphalt covers in outdoor areas will occur every 3 months; temporary relocation of tenant items stored outdoors *<u>may</u>* be required
- Tenant space foundation inspections will occur every 3 months; temporary moving of personal items *<u>may</u>* be required
- Access will **<u>not</u>** be permitted beyond the fenced area that will be established following construction (*shown on next slide*)

Post-Construction Conditions



Q6. Who should the tenants in Parcel B contact if they have questions, concerns, or requests?

Tenants → Building Managers



Building Managers → Navy

- Questions?
- Concerns?
- Requests?

- David Terzian
  Bldgs. 104 and 117
- Tad Bridenthal
  Bldg. 125
- Clay Young
  Bldg. 115
- Julian Billoti
  Bldg. 116

- Keith Forman, HPNS BEC
  Office: (619) 532-0913
  Mobile: (415) 308-1458
- HPNS Caretaker Site Office Representative
  Office: (415) 743-4720
- John Sourial, ERRG
  Project Manager

QUESTIONS?