

Recommendation: The recommendation is to close the Inland area of Naval Weapons Station Seal Beach Detachment, Concord CA, except to retain such property and facilities as are necessary to support operations in the Tidal area of Naval Weapons Station Seal Beach Detachment Concord. The Tidal area of Naval Weapons Station Seal Beach Detachment Concord, along with the retained portion of the Inland area, shall be transferred to the Army.

Justification: While Department of the Navy weapons stations have no excess capacity for loading and distribution of munitions, there is an excess of munitions storage capacity. Because of the departure of Fleet units from the San Francisco area in the 1990s, the Department of the Navy has concluded this capability is no longer necessary and most of the Inland area is excess to its needs. The closure of the Inland area, therefore, will save money and have no impact on mission capability. Sufficient land had been retained to permit safe, temporary holding of railcars with munitions destined for loading by the Army-managed Marine Ocean Terminal Concord (at the Tidal area) during high tempo operations.

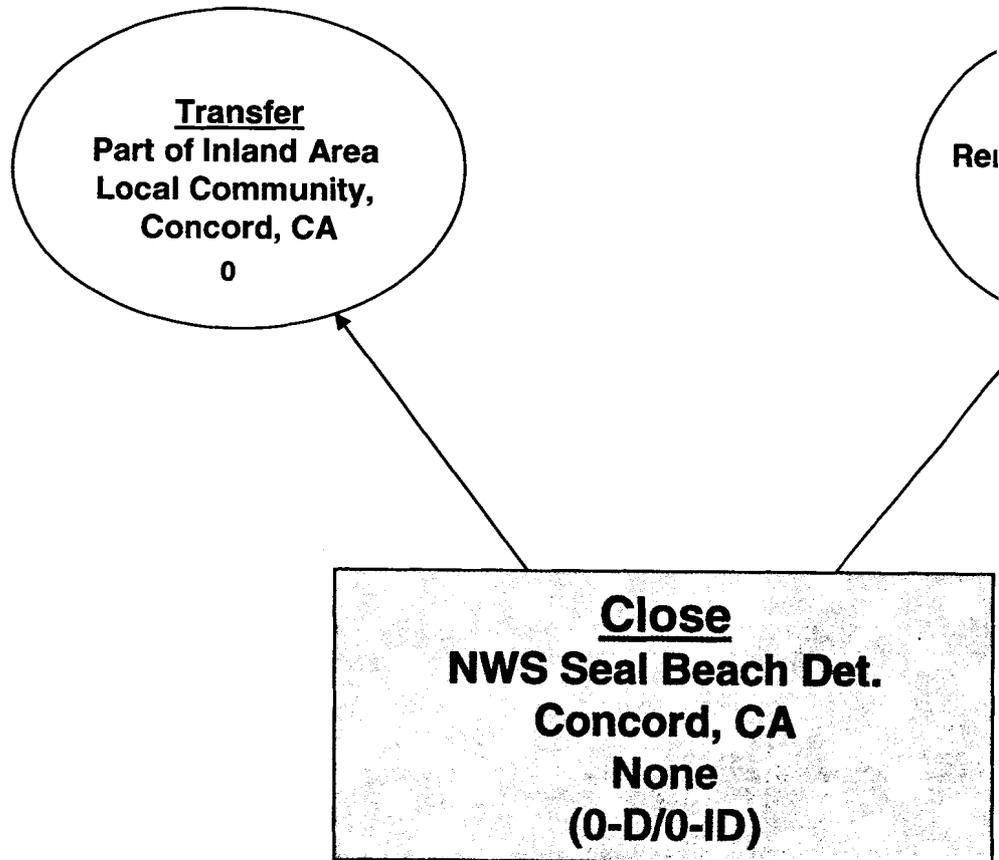
The City of Concord requested closure of the entire Naval Weapons Station Seal Beach Detachment Concord, but munitions loading requirements preclude closing the Tidal area. However, the Inland area is excess and may be closed. Because Tidal area operations are in support of the Army component of the U.S. Transportation Command, transfer of the property to the Army aligns the property holder with the property user.

- ~~\$14.0 M~~ One-time costs
- 1 Year Pavback

Staff Assessment:

Staff sees no obstacles to approval of the recommendation. It seems that the magnitude of the savings was greatly exaggerated, but that will become apparent during implementation and should not affect the decision to realign

Recommendation for Closure Naval Weapons Station Seal Beach Detachment, Concord, CA



Concord

Department : Navy
 Scenario File : \\server1\public\CR_COBRA_Review\IND\DON-0172\DON-0172-050401-11.06.44.cbr
 Option Pkg Name: DON-0172 Realign NAVWPNSTA Seal Beach det Concord; close Inland area of NAVWPNSTA Seal Beach det Concord
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Starting Year : 2006
 Final Year : 2006
 Payback Year : 2007 (1 Year)

NPV in 2025(\$K): -199,724
 1-Time Cost(\$K): 13,952

Net Costs in 2005 Constant Dollars (\$K)

	2006	2007	2008	2009	2010	2011	Total	Beyond
	----	----	----	----	----	----	-----	-----
MilCon	3,940	1,551	1,551	1,551	1,551	0	10,144	0
Person	0	0	0	0	0	0	0	0
Overhd	-2,590	-5,321	-8,053	-10,784	-13,516	-16,282	-56,547	-16,390
Moving	0	0	0	0	100	0	100	0
Missio	0	0	0	0	0	0	0	0
Other	0	0	500	0	2,558	0	3,058	0
TOTAL	1,350	-3,770	-6,002	-9,233	-9,307	-16,282	-43,244	-16,390

	2006	2007	2008	2009	2010	2011	Total
	----	----	----	----	----	----	-----
POSITIONS ELIMINATED							
Off	0	0	0	0	0	0	0
Enl	0	0	0	0	0	0	0
Civ	0	0	0	0	0	0	0
TOT	0	0	0	0	0	0	0

POSITIONS REALIGNED							
Off	0	0	0	0	0	0	0
Enl	0	0	0	0	0	0	0
Stu	0	0	0	0	0	0	0
Civ	0	0	0	0	0	0	0
TOT	0	0	0	0	0	0	0

Summary:

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COBRA REALIGNMENT SUMMARY REPORT (COBRA v6.10) - Page 2/2
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Department : Navy
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Costs in 2005 Constant Dollars (\$K)

	2006	2007	2008	2009	2010	2011	Total	Beyond
	----	----	----	----	----	----	-----	-----
MilCon	3,940	1,551	1,551	1,551	1,551	0	10,144	0
Person	0	0	0	0	0	0	0	0
Overhd	174	208	241	274	307	307	1,511	199
Moving	0	0	0	0	100	0	100	0
Missio	0	0	0	0	0	0	0	0
Other	0	0	500	0	2,558	0	3,058	0
TOTAL	4,114	1,759	2,292	1,825	4,516	307	14,813	199

Savings in 2005 Constant Dollars (\$K)

	2006	2007	2008	2009	2010	2011	Total	Beyond
	----	----	----	----	----	----	-----	-----
MilCon	0	0	0	0	0	0	0	0
Person	0	0	0	0	0	0	0	0
Overhd	2,764	5,529	8,294	11,058	13,823	16,589	58,058	16,589
Moving	0	0	0	0	0	0	0	0
Missio	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
TOTAL	2,764	5,529	8,294	11,058	13,823	16,589	58,058	16,589

TOTAL COBRA ONE-TIME COST REPORT (COBRA v6.10) - Page 1/2
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(All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
-----	-----	-----
Construction		
Military Construction	10,144,252	
Total - Construction		10,144,252
Personnel		
Civilian RIF	0	
Civilian Early Retirement	0	
Eliminated Military PCS	0	
Unemployment	0	
Total - Personnel		0
Overhead		
Program Management Cost	0	
Support Contract Termination	0	
Mothball / Shutdown	650,069	
Total - Overhead		650,069
Moving		
Civilian Moving	0	
Civilian PPP	0	
Military Moving	0	
Freight	0	
Information Technologies	100,000	
One-Time Moving Costs	0	
Total - Moving		100,000
Other		
HAP / RSE	0	
Environmental Mitigation Costs	0	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	3,058,140	
Total - Other		3,058,140

Total One-Time Costs		13,952,461

One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	0	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	0	

Department : Navy
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Base: NAVVPNSTA CONCORD, CA (M47614)
 (All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
Construction		
Military Construction	10,144,252	
Total - Construction		10,144,252
Personnel		
Civilian RIF	0	
Civilian Early Retirement	0	
Eliminated Military PCS	0	
Unemployment	0	
Total - Personnel		0
Overhead		
Program Management Cost	0	
Support Contract Termination	0	
Mothball / Shutdown	650,069	
Total - Overhead		650,069
Moving		
Civilian Moving	0	
Civilian PPP	0	
Military Moving	0	
Freight	0	
Information Technologies	100,000	
One-Time Moving Costs	0	
Total - Moving		100,000
Other		
HAP / RSB	0	
Environmental Mitigation Costs	0	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	3,058,140	
Total - Other		3,058,140
Total One-Time Costs		13,952,461
One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	0	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	

TOTAL COBRA MILITARY CONSTRUCTION ASSETS REPORT (COBRA v6.10)
Data As Of 4/5/2005 2:32:07 PM, Report Created 4/22/2005 12:52:28 PM

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All values in 2005 Constant Dollars

Base Name	Total MilCon*	Milcon Cost Avoidance	Total Net Costs
NAVWPNSTA CONCORD	10,144,252	0	10,144,252
Totals:	10,144,252	0	10,144,252

* All MilCon Costs include Design, Site Preparation, Contingency Planning, and SIOH Costs where applicable.

Department : Navy
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MilCon for Base: NAVWPNSTA CONCORD, CA (N47614)

All values in 2005 Constant Dollars (\$K)

FAC	Title	UM	New MilCon	New Cost*	Using Rehab Rehab Type	Rehab Cost*	Total Cost*
8511	Road, Surfaced	SY	1,900	63	0 Default	0	63
8421	Water Distribution Line, Potable	LF	300	17	0 Default	0	17
8321	Sewer and Industrial Waste Line	LF	300	23	0 Default	0	23
1411	Airfield Fire and Rescue Station	SF	9,600	3,258	0 Default	0	3,258
8131	Electrical Power Substation and Switching	KV	1	0	0 Default	0	0
8121	Electrical Power Distribution Line	LF	200	9	0 Default	0	9
8521	Vehicle Parking, Surfaced	SY	700	48	0 Default	0	48
1351	Communications Lines	MI	0	11	0 Default	0	11
8999	Miscellaneous Component of Other Facility	NA	1	n/a**	0 Default	n/a**	50
6100	General Administrative Building	SF	10,000	2,079	0 Default	0	2,079
8511	Road, Surfaced	SY	2,666	88	0 Default	0	88
8421	Water Distribution Line, Potable	LF	900	52	0 Default	0	52
8321	Sewer and Industrial Waste Line	LF	900	69	0 Default	0	69
8131	Electrical Power Substation and Switching	KV	1	0	0 Default	0	0
8121	Electrical Power Distribution Line	LF	1,200	57	0 Default	0	57
8521	Vehicle Parking, Surfaced	SY	8,000	547	0 Default	0	547
1351	Communications Lines	MI	0	11	0 Default	0	11
2183	Railroad Equipment Shop	SF	6,000	1,364	0 Default	0	1,364
8601	Railroad Track	MI	0	950	0 Default	0	950
8511	Road, Surfaced	SY	2,000	66	0 Default	0	66
8421	Water Distribution Line, Potable	LF	800	46	0 Default	0	46
8321	Sewer and Industrial Waste Line	LF	800	61	0 Default	0	61
8131	Electrical Power Substation and Switching	KV	1	0	0 Default	0	0
8121	Electrical Power Distribution Line	LF	1,000	47	0 Default	0	47
8521	Vehicle Parking, Surfaced	SY	700	48	0 Default	0	48
1351	Communications Lines	MI	0	17	0 Default	0	17
8131	Electrical Power Substation and Switching	KV	1	n/a**	0 Default	n/a**	1,000
8721	Fence and Wall	LF	2,000	101	0 Default	0	101
8121	Electrical Power Distribution Line	LF	1,200	57	0 Default	0	57
Total Construction Cost:							10,144
- Construction Cost Avoid:							0
Total Net Milcon Cost:							10,144

* All MilCon Costs include Design, Site Preparation, Contingency Planning, and SIOH Costs where applicable.

**No New Milcon / Rehabilitation Cost breakdown is available if Total Cost was entered by the user.

TOTAL COBRA REALIGNMENT DETAIL REPORT (COBRA v6.10) - Page 1/6
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ONE-TIME COSTS -----(\$K)-----	2006	2007	2008	2009	2010	2011	Total
CONSTRUCTION							
MILCON	3,940	1,551	1,551	1,551	1,551	0	10,144
O&M							
CIV SALARY							
Civ RIF	0	0	0	0	0	0	0
Civ Retire	0	0	0	0	0	0	0
CIV MOVING							
Per Diem	0	0	0	0	0	0	0
POV Miles	0	0	0	0	0	0	0
Home Purch	0	0	0	0	0	0	0
HHG	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0
House Hunt	0	0	0	0	0	0	0
PPP	0	0	0	0	0	0	0
RITA	0	0	0	0	0	0	0
FREIGHT							
Packing	0	0	0	0	0	0	0
Freight	0	0	0	0	0	0	0
Vehicles	0	0	0	0	0	0	0
Unemployment	0	0	0	0	0	0	0
OTHER							
Info Tech	0	0	0	0	100	0	100
Prog Manage	0	0	0	0	0	0	0
Supt Contrac	0	0	0	0	0	0	0
Mothball	108	108	108	108	108	108	650
1-Time Move	0	0	0	0	0	0	0
MIL PERSONNEL							
MIL MOVING							
Per Diem	0	0	0	0	0	0	0
POV Miles	0	0	0	0	0	0	0
HHG	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0
OTHER							
Elim PCS	0	0	0	0	0	0	0
OTHER							
HAP / RSE	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Misc Contract	0	0	0	0	0	0	0
1-Time Other	0	0	500	0	2,558	0	3,058
TOTAL ONE-TIME	4,048	1,659	2,159	1,659	4,317	108	13,952

Department : Navy
 Scenario File : \\server1\public\CR_COBRA_Review\IND\DON-0172\DON-0172-050401-11.06.44.cbr
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	2006	2007	2008	2009	2010	2011	Total	Beyond
ONE-TIME NET	2006	2007	2008	2009	2010	2011	Total	Beyond
CONSTRUCTION	---	---	---	---	---	---	---	---
MILCON	3,940	1,551	1,551	1,551	1,551	0	10,144	
O&M								
Civ Retir/RIF	0	0	0	0	0	0	0	0
Civ Moving	0	0	0	0	0	0	0	0
Info Tech	0	0	0	0	100	0	100	0
Other	108	108	108	108	108	108	650	
MIL PERSONNEL								
Mil Moving	0	0	0	0	0	0	0	0
OTHER								
HAP / RSE	0	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0	0
Mism Contract	0	0	0	0	0	0	0	0
1-Time Other	0	0	500	0	2,558	0	3,058	
TOTAL ONE-TIME	4,048	1,659	2,159	1,659	4,317	108	13,952	
RECURRING NET	2006	2007	2008	2009	2010	2011	Total	Beyond
----(\$K)----	----	----	----	----	----	----	----	----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	-1,581	-3,181	-4,781	-6,381	-7,981	-9,600	-33,504	-9,600
Recap	-1,118	-2,249	-3,381	-4,512	-5,643	-6,789	-23,692	-6,789
BOS	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	0	0	0	0	0
TRICARE	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Mil Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Actlv	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	-1	-1	-1
TOTAL RECUR	-2,698	-5,430	-8,161	-10,893	-13,624	-16,390	-57,197	-16,390
TOTAL NET COST	1,350	-3,770	-6,002	-9,233	-9,307	-16,282	-43,244	-16,390

COBRA REALIGNMENT DETAIL REPORT (COBRA v6.10) - Page 4/6
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Base: NAVWPNSTA CONCORD, CA (N47614)	2006	2007	2008	2009	2010	2011	Total
ONE-TIME COSTS	2006	2007	2008	2009	2010	2011	Total
-----(\$K)-----	----	----	----	----	----	----	-----
CONSTRUCTION							
MILCON	3,940	1,551	1,551	1,551	1,551	0	10,144
O&M							
CIV SALARY							
Civ RIFs	0	0	0	0	0	0	0
Civ Retire	0	0	0	0	0	0	0
CIV MOVING							
Per Diem	0	0	0	0	0	0	0
POV Miles	0	0	0	0	0	0	0
Home Purch	0	0	0	0	0	0	0
HHG	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0
House Hunt	0	0	0	0	0	0	0
PPP	0	0	0	0	0	0	0
RITA	0	0	0	0	0	0	0
FREIGHT							
Packing	0	0	0	0	0	0	0
Freight	0	0	0	0	0	0	0
Vehicles	0	0	0	0	0	0	0
Unemployment	0	0	0	0	0	0	0
OTHER							
Info Tech	0	0	0	0	100	0	100
Prog Manage	0	0	0	0	0	0	0
Supt Contrac	0	0	0	0	0	0	0
Mothball	108	108	108	108	108	108	650
1-Time Move	0	0	0	0	0	0	0
MIL PERSONNEL							
MIL MOVING							
Per Diem	0	0	0	0	0	0	0
POV Miles	0	0	0	0	0	0	0
HHG	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0
OTHER							
Elim PCS	0	0	0	0	0	0	0
OTHER							
HAP / RSE	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Misn Contract	0	0	0	0	0	0	0
1-Time Other	0	0	500	0	2,558	0	3,058
TOTAL ONE-TIME	4,048	1,659	2,159	1,659	4,317	108	13,952

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Base: NAVWPNSSTA CONCORD, CA (N47614)		2006	2007	2008	2009	2010	2011	Total	Beyond
ONE-TIME NET		2006	2007	2008	2009	2010	2011	Total	Beyond
CONSTRUCTION		2006	2007	2008	2009	2010	2011	Total	Beyond
MILCON		3,940	1,551	1,551	1,551	1,551	0	10,144	
OGM									
Civ Retir/RIF		0	0	0	0	0	0	0	0
Civ Moving		0	0	0	0	0	0	0	0
Info Tech		0	0	0	0	100	0	100	0
Other		108	108	108	108	108	108	650	0
MIL PERSONNEL									
Mil Moving		0	0	0	0	0	0	0	0
OTHER									
HAP / RSE		0	0	0	0	0	0	0	0
Environmental		0	0	0	0	0	0	0	0
Misn Contract		0	0	0	0	0	0	0	0
1-Time Other		0	0	500	0	2,558	0	3,058	0
TOTAL ONE-TIME		4,048	1,659	2,159	1,659	4,317	108	13,952	
RECURRING NET		2006	2007	2008	2009	2010	2011	Total	Beyond
---(\$K)---		2006	2007	2008	2009	2010	2011	Total	Beyond
PAM HOUSE OPS		0	0	0	0	0	0	0	0
OGM									
Sustainment		-1,581	-3,181	-4,781	-6,381	-7,981	-9,580	-33,504	-9,600
Recap		-1,118	-2,249	-3,381	-4,512	-5,643	-6,789	-23,692	-6,789
BOS		0	0	0	0	0	0	0	0
Civ Salary		0	0	0	0	0	0	0	0
TRICARE		0	0	0	0	0	0	0	0
MIL PERSONNEL									
Mil Salary		0	0	0	0	0	0	0	0
House Allow		0	0	0	0	0	0	0	0
OTHER									
Procurement		0	0	0	0	0	0	0	0
Mission Activ		0	0	0	0	0	0	0	0
Misc Recur		0	0	0	0	0	-1	-1	0
TOTAL RECUR		-2,698	-5,430	-8,161	-10,893	-13,624	-16,390	-57,197	-16,390
TOTAL NET COST		1,350	-3,770	-6,002	-9,233	-9,307	-16,282	-43,244	-16,390

COBRA TOTAL PERSONNEL SUMMARY REPORT (COBRA v6.10)

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TOTAL SCENARIO POPULATION (FY 2005, Prior to BRAC Action):

Officers	Enlisted	Students	Civilians
3	2	0	99

TOTAL PERSONNEL REALIGNMENTS, ENTIRE SCENARIO):

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	0	0	0	0	0
Students	0	0	0	0	0	0	0
Civilians	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0

TOTAL SCENARIO POSITION CHANGES, ENTIRE SCENARIO:

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	0	0	0	0	0
Civilians	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0

TOTAL SCENARIO POPULATION (After BRAC Action):

Officers	Enlisted	Students	Civilians
3	2	0	99

Department : Navy
Scenario File : \\server1\public\CR_COBRA_Review\IND\DON-0172\DON-0172-050401-11.06.44.cbr
Option Pkg Name: DON-0172 Realign NAVWPNSTA Seal Beach det Concord; close Inland area of NAVWPNSTA Seal Beach det Concord
Std Fctrs File : C:\WINNT\Profiles\cobra-ind\Desktop\COBRA 6.10\BRAC2005.SFF

PERSONNEL SUMMARY FOR: NAVWPNSTA CONCORD, CA (N47614)

BASE POPULATION (FY 2005, Prior to BRAC Action) FOR: NAVWPNSTA CONCORD, CA (N47614)

Officers	Enlisted	Students	Civilians
----- 3	----- 2	----- 0	----- 99

BASE POPULATION (After BRAC Action) FOR: NAVWPNSTA CONCORD, CA (N47614)

Officers	Enlisted	Students	Civilians
----- 3	----- 2	----- 0	----- 99

COBRA PERSONNEL/SF/SUSTAINMENT/RECAP/BOS DELTAS REPORT (COBRA v6.10)
 Data As Of 4/5/2005 2:32:07 PM, Report Created 4/22/2005 12:52:28 PM

Department : Navy
 Scenario File : \\server1\public\CR_COBRA_Review\IND\DON-0172\DON-0172-050401-11.06.44.cbr
 Option Pkg Name: DON-0172 Realign NAVWPNSTA Seal Beach det Concord; close Inland area of NAVWPNSTA Seal Beach det Concord
 Std Fctrs File : C:\WINNT\Profiles\cobra-ind\Desktop\COBRA 6.10\BRAC2005.SFF

Base	Personnel			
	Start*	Finish*	Change	%Change
NAVWPNSTA CONCORD	104	104	0	0%
TOTAL	104	104	0	0%

Base	Square Footage				
	Start	Finish	Change	%Change	Chg/Per
NAVWPNSTA CONCORD	1,964,017	545,019	-1,418,998	-72%	0
TOTAL	1,964,017	545,019	-1,418,998	-72%	0

Base	Base Operations Support (2005\$)				
	Start*	Finish*	Change	%Change	Chg/Per
NAVWPNSTA CONCORD	2,560,748	2,560,748	0	0%	0
TOTAL	2,560,748	2,560,748	0	0%	0

Base	Sustainment (2005\$)				
	Start	Finish	Change	%Change	Chg/Per
NAVWPNSTA CONCORD	13,210,000	3,609,851	-9,600,149	-73%	0
TOTAL	13,210,000	3,609,851	-9,600,149	-73%	0

Base	Recapitalization (2005\$)				
	Start	Finish	Change	%Change	Chg/Per
NAVWPNSTA CONCORD	9,341,774	2,552,995	-6,788,779	-73%	0
TOTAL	9,341,774	2,552,995	-6,788,779	-73%	0

Base	Sustain + Recap + BOS (2005\$)				
	Start	Finish	Change	%Change	Chg/Per
NAVWPNSTA CONCORD	25,112,522	8,723,594	-16,388,928	-65%	0
TOTAL	25,112,522	8,723,594	-16,388,928	-65%	0

Base	Plant Replacement Value (2005\$)				
	Start	Finish	Change	%Change	Chg/Per

TOTAL COBRA PERSONNEL IMPACT REPORT (COBRA v6.10) - Page 1/2
 Data As Of 4/5/2005 2:32:07 PM, Report Created 4/22/2005 12:52:28 PM

Department : Navy
 Scenario File : \\server1\public\CR_COBRA_Review\IND\DON-0172\DON-0172-050401-11.06.44.cbr
 Option Pkg Name: DON-0172 Realign NAVWPNSTA Seal Beach det Concord; close Inland area of NAVWPNSTA Seal Beach det Concord
 Std Fctrs File : C:\WINNT\Profiles\cobra-ind\Desktop\COBRA 6.10\BRAC2005.SFF

	Rate	2006	2007	2008	2009	2010	2011	Total
CIVILIAN POSITIONS REALIGNING OUT		0	0	0	0	0	0	0
Early Retirement*	8.10%	0	0	0	0	0	0	0
Regular Retirement*	1.67%	0	0	0	0	0	0	0
Civilian Turnover*	9.16%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Civilians Moving (the remainder)		0	0	0	0	0	0	0
Civilian Positions Available		0	0	0	0	0	0	0
CIVILIAN POSITIONS ELIMINATED		0	0	0	0	0	0	0
Early Retirement	8.10%	0	0	0	0	0	0	0
Regular Retirement	1.67%	0	0	0	0	0	0	0
Civilian Turnover	9.16%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Priority Placement#	39.97%	0	0	0	0	0	0	0
Civilians Available to Move		0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0	0
Civilian RIFs (the remainder)		0	0	0	0	0	0	0
CIVILIAN POSITIONS REALIGNING IN		0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0	0
New Civilians Hired		0	0	0	0	0	0	0
Other Civilian Additions		0	0	0	0	0	0	0
TOTAL CIVILIAN EARLY RETIREMENTS		0	0	0	0	0	0	0
TOTAL CIVILIAN RIFs		0	0	0	0	0	0	0
TOTAL CIVILIAN PRIORITY PLACEMENTS#		0	0	0	0	0	0	0
TOTAL CIVILIAN NEW HIRES		0	0	0	0	0	0	0

* Early Retirements, Regular Retirements, Civilian Turnover, and Civilians Not Willing to Move are not applicable for moves under fifty miles.

Not all Priority Placements involve a Permanent Change of Station. The rate of PPP placements involving a PCS is 50.70%

Department : Navy
 Scenario File : \\server1\public\CR_COBRA_Review\IND\DON-0172\DON-0172-050401-11.06.44.cbr
 Option Pkg Name: DON-0172 Realign NAVWPNSTA Seal Beach det Concord; close Inland area of NAVWPNSTA Seal Beach det Concord
 Std Fctrs File : C:\WINNT\Profiles\cobra-ind\Desktop\COBRA 6.10\BRAC2005.SFF

Base: NAVWPNSTA CONCORD, CA (N47614)	Rate	2006	2007	2008	2009	2010	2011	Total
CIVILIAN POSITIONS REALIGNING OUT								
Early Retirement*	8.10%	0	0	0	0	0	0	0
Regular Retirement*	1.67%	0	0	0	0	0	0	0
Civilian Turnover*	9.16%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Civilians Moving (the remainder)		0	0	0	0	0	0	0
Civilian Positions Available		0	0	0	0	0	0	0
CIVILIAN POSITIONS ELIMINATED								
Early Retirement	8.10%	0	0	0	0	0	0	0
Regular Retirement	1.67%	0	0	0	0	0	0	0
Civilian Turnover	9.16%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Priority Placement#	39.97%	0	0	0	0	0	0	0
Civilians Available to Move		0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0	0
Civilian RIFs (the remainder)		0	0	0	0	0	0	0
CIVILIAN POSITIONS REALIGNING IN								
Civilians Moving		0	0	0	0	0	0	0
New Civilians Hired		0	0	0	0	0	0	0
Other Civilian Additions		0	0	0	0	0	0	0
TOTAL CIVILIAN EARLY RETIRMENTS		0	0	0	0	0	0	0
TOTAL CIVILIAN RIFS		0	0	0	0	0	0	0
TOTAL CIVILIAN PRIORITY PLACEMENTS#		0	0	0	0	0	0	0
TOTAL CIVILIAN NEW HIRES		0	0	0	0	0	0	0

* Early Retirements, Regular Retirements, Civilian Turnover, and Civilians Not Willing to Move are not applicable for moves under fifty miles.

Not all Priority Placements involve a Permanent Change of Station. The rate of PPP placements involving a PCS is 50.70%

DCN: 11804

COBRA PERSONNEL YEARLY PERCENTAGES REPORT (COBRA v6.10)

Data As Of 4/5/2005 2:32:07 PM, Report Created 4/22/2005 12:52:28 PM

Department : Navy
Scenario File : \\server1\public\CR_COBRA_Review\IND\DON-0172\DON-0172-050401-11.06.44.cbr
Option Pkg Name: DON-0172 Realign NAVWPNSTA Seal Beach det Concord; close Inland area of NAVWPNSTA Seal Beach det Concord
Std Pctrs File : C:\WINNT\Profiles\cobra-ind\Desktop\COBRA 6.10\BRAC2005.SFF

Base: NAVWPNSTA CONCORD, CA (N47614)

Year	Pers Moved In/Added Total	Percent	MilCon TimePhase	Pers Moved Out/Eliminated Total	Percent	ShutDn TimePhase
2006	0	0.00%	33.33%	0	0.00%	16.67%
2007	0	0.00%	16.67%	0	0.00%	16.67%
2008	0	0.00%	16.67%	0	0.00%	16.67%
2009	0	0.00%	16.67%	0	0.00%	16.67%
2010	0	0.00%	16.67%	0	0.00%	16.67%
2011	0	0.00%	0.00%	0	0.00%	16.67%
TOTALS	0	0.00%	100.00%	0	0.00%	100.00%

DCN: 11804

COBRA NET PRESENT VALUES REPORT (COBRA v6.10)
Data As Of 4/5/2005 2:32:07 PM, Report Created 4/22/2005 12:52:28 PM

Department : Navy
Scenario File : \\server1\public\CR_COBRA_Review\IND\DON-0172\DON-0172-050401-11.06.44.cbr
Option Pkg Name: DON-0172 Realign NAVWPNSTA Seal Beach det Concord; close Inland area of NAVWPNSTA Seal Beach
det Concord
Std Fctrs File : C:\WINNT\Profiles\cobra-ind\Desktop\COBRA 6.10\BRAC2005.SFF

Year	Cost(\$)	Adjusted Cost(\$)	NPV(\$)
2006	1,349,778	1,331,269	1,331,269
2007	-3,770,417	-3,617,427	-2,286,157
2008	-6,001,905	-5,601,526	-7,887,683
2009	-9,233,393	-8,382,729	-16,270,412
2010	-9,306,741	-8,219,182	-24,489,595
2011	-16,281,883	-13,987,577	-38,477,172
2012	-16,390,228	-13,697,135	-52,174,308
2013	-16,390,228	-13,324,062	-65,498,370
2014	-16,390,228	-12,961,150	-78,459,519
2015	-16,390,228	-12,608,122	-91,067,642
2016	-16,390,228	-12,264,710	-103,332,352
2017	-16,390,228	-11,930,652	-115,263,004
2018	-16,390,228	-11,605,693	-126,868,697
2019	-16,390,228	-11,289,584	-138,158,281
2020	-16,390,228	-10,982,086	-149,140,367
2021	-16,390,228	-10,682,963	-159,823,330
2022	-16,390,228	-10,391,987	-170,215,317
2023	-16,390,228	-10,108,937	-180,324,254
2024	-16,390,228	-9,833,596	-190,157,851
2025	-16,390,228	-9,565,755	-199,723,606

DCN: 11804

COBRA SUSTAINMENT/RECAP/BOS/HOUSING CHANGE REPORT (COBRA v6.10)
Data As Of 4/5/2005 2:32:07 PM, Report Created 4/22/2005 12:52:28 PM

Department : Navy
Scenario File : \\server1\public\CR_COBRA_Review\IND\DON-0172\DON-0172-050401-11.06.44.cbr
Option Pkg Name: DON-0172 Realign NAVWPNSTA Seal Beach det Concord; close Inland area of NAVWPNSTA Seal Beach det Concord
Std Fctrs File : C:\WINNT\Profiles\cobra-ind\Desktop\COBRA 6.10\BRAC2005.SFF

Net Change(\$K)	2006	2007	2008	2009	2010	2011	Total	Beyond
-----	-----	-----	-----	-----	-----	-----	-----	-----
Sustain Change	-1,581	-3,181	-4,781	-6,381	-7,981	-9,600	-33,504	-9,600
Recap Change	-1,118	-2,249	-3,381	-4,512	-5,643	-6,789	-23,692	-6,789
BOS Change	0	0	0	0	0	0	0	0
Housing Change	0	0	0	0	0	0	0	0
-----	-----	-----	-----	-----	-----	-----	-----	-----
TOTAL CHANGES	-2,698	-5,430	-8,161	-10,893	-13,624	-16,389	-57,196	-16,389
NAVWPNSTA CONCORD, CA (N47614)								
Net Change(\$K)	2006	2007	2008	2009	2010	2011	Total	Beyond
-----	-----	-----	-----	-----	-----	-----	-----	-----
Sustain Change	-1,581	-3,181	-4,781	-6,381	-7,981	-9,600	-33,504	-9,600
Recap Change	-1,118	-2,249	-3,381	-4,512	-5,643	-6,789	-23,692	-6,789
BOS Change	0	0	0	0	0	0	0	0
Housing Change	0	0	0	0	0	0	0	0
-----	-----	-----	-----	-----	-----	-----	-----	-----
TOTAL CHANGES	-2,698	-5,430	-8,161	-10,893	-13,624	-16,389	-57,196	-16,389

COBRA ECONOMIC IMPACT REPORT (COBRA v6.10)
 Data As Of 4/5/2005 2:32:07 PM, Report Created 4/22/2005 12:52:28 PM

Department : Navy
 Scenario File : \\server1\public\CR_COBRA_Review\IND\DON-0172\DON-0172-050401-11.06.44.cbr
 Option Pkg Name: DON-0172 Realign NAVWPNSTA Seal Beach det Concord; close Inland area of NAVWPNSTA Seal Beach det Concord
 Std Fctrs File : C:\WINNT\Profiles\cobra-ind\Desktop\COBRA 6.10\BRAC2005.SFF

NAVWPNSTA CONCORD, CA (N47614)

	2006	2007	2008	2009	2010	2011	Total
Jobs Gained-Mil	0	0	0	0	0	0	0
Jobs Lost-Mil	0	0	0	0	0	0	0
NET CHANGE-Mil	0	0	0	0	0	0	0
Jobs Gained-Civ	0	0	0	0	0	0	0
Jobs Lost-Civ	0	0	0	0	0	0	0
NET CHANGE-Civ	0	0	0	0	0	0	0
Jobs Gained-Stu	0	0	0	0	0	0	0
Jobs Lost-Stu	0	0	0	0	0	0	0
NET CHANGE-Stu	0	0	0	0	0	0	0

COBRA INPUT DATA REPORT (COBRA v6.10)

Data As Of 4/5/2005 2:32:07 PM, Report Created 4/22/2005 12:52:28 PM

Department : Navy
 Scenario File : \\server1\public\CR_COBRA_Review\IND\DON-0172\DON-0172-050401-11.06.44.cbr
 Option Pkg Name: DON-0172 Realign NAVWPNSTA Seal Beach det Concord; close Inland area of NAVWPNSTA Seal Beach det Concord
 Std Fctrs File : C:\WINNT\Profiles\cobra-ind\Desktop\COBRA 6.10\BRAC2005.SFF

INPUT SCREEN ONE - GENERAL SCENARIO INFORMATION

Model Year One : FY 2006
 Model does Time-Phasing of Construction/Shutdown: Yes

Base Name, ST (Code)	Strategy:
-----	-----
NAVWPNSTA CONCORD, CA (N47614)	Realignment

INPUT SCREEN FOUR - STATIC BASE INFORMATION

Name: NAVWPNSTA CONCORD, CA (N47614)

Total Officer Employees:	3	Base Service (for BOS/Sust):	Navy
Total Enlisted Employees:	2	Total Sustainment(\$K/Year):	13,210
Total Student Employees:	0	Sustain Payroll (\$K/Year):	0
Total Civilian Employees:	99	BOS Non-Payroll (\$K/Year):	2,561
Accomp Mil not Receiving BAH:	0.0%	BOS Payroll (\$K/Year):	7,388
Officer Housing Units Avail:	0	Family Housing (\$K/Year):	0
Enlisted Housing Units Avail:	0	Installation PRV(\$K):	1,064,962
Starting Facilities(KSF):	1,964	Svc/Agcy Recap Rate (Years):	114
Officer BAH (\$/Month):	2,373	Homeowner Assistance Program:	No
Enlisted BAH (\$/Month):	1,668		
Civ Locality Pay Factor:	1.242	TRICARE	In-Pat Out-Pat
Area Cost Factor:	1.23		Admits Visits Prescrip
Per Diem Rate (\$/Day):	155	CostFactor	0.00 0.00 0.00
Freight Cost (\$/Ton/Mile):	0.48	Actv MTF	0 0 0
Vehicle Cost (\$/Lift/Mile):	4.84	Actv Purch	0 0 0
Latitude:	37.982260	Retiree	0 0 0
Longitude:	-122.036180	Retiree65+	0 0 0

Department : Navy
 Scenario File : \\server1\public\CR_COBRA_Review\IND\DON-0172\DON-0172-050401-11.06.44.cbr
 Option Pkg Name: DON-0172 Realign NAVWPNSTA Seal Beach det Concord; close Inland area of NAVWPNSTA Seal Beach det Concord
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INPUT SCREEN FIVE - DYNAMIC BASE INFORMATION

Name: NAVWPNSTA CONCORD, CA (N47614)	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
1-Time Unique Cost (\$K):	0	0	500	0	2,558	0
1-Time Unique Save (\$K):	0	0	0	0	0	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Reqd(\$K):	0	0	0	0	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	0	0	0	0
Misc Recurring Save(\$K):	0	0	0	0	0	1
One-Time IT Costs (\$K):	0	0	0	0	100	0
Construction Schedule(%):	0%	0%	0%	0%	0%	0%
Shutdown Schedule (%):	0%	0%	0%	0%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None Fac ShDn(KSF):			1,444	FH ShDn:	0.000%

Department : Navy
 Scenario File : \\server1\public\CR_COBRA_Review\IND\DON-0172\DON-0172-050401-11.06.44.cbr
 Option Pkg Name: DON-0172 Realign NAVWPNSTA Seal Beach det Concord; close Inland area of NAVWPNSTA Seal Beach det Concord
 Std Fctrs File : C:\WINNT\Profiles\cobra-ind\Desktop\COBRA 6.10\BRAC2005.SFF

INPUT SCREEN SEVEN - BASE MILITARY CONSTRUCTION INFORMATION

Name: NAVWPNSTA CONCORD, CA (N47614)

FAC	UM	New MilCon	Rehab MilCon	TotCost(\$K)	FPG Con CF	FPG Sust CF
8511	SY	1,900	0 Default	0	22.25	0.54
8421	LF	300	0 Default	0	39.03	0.85
8321	LF	300	0 Default	0	51.48	0.06
1411	SF	9,600	0 Default	0	226.91	3.45
8131	KV	1	0 Default	0	66.22	2.12
8121	LF	200	0 Default	0	31.84	0.18
8521	SY	700	0 Default	0	45.83	1.07
1351	MI	0	0 Default	0	74,536.83	130.19
8999	NA	1	0 Default	50	0.00	0.00
6100	SF	10,000	0 Default	0	138.78	2.52
8511	SY	2,666	0 Default	0	22.25	0.54
8421	LF	900	0 Default	0	39.03	0.85
8321	LF	900	0 Default	0	51.48	0.06
8131	KV	1	0 Default	0	66.22	2.12
8121	LF	1,200	0 Default	0	31.84	0.18
8521	SY	8,000	0 Default	0	45.83	1.07
1351	MI	0	0 Default	0	74,536.83	130.19
2183	SF	6,000	0 Default	0	151.82	3.16
8601	MI	0	0 Default	0	1,415,621.87	16,057.17
8511	SY	2,000	0 Default	0	22.25	0.54
8421	LF	800	0 Default	0	39.03	0.85
8321	LF	800	0 Default	0	51.48	0.06
8131	KV	1	0 Default	0	66.22	2.12
8121	LF	1,000	0 Default	0	31.84	0.18
8521	SY	700	0 Default	0	45.83	1.07
1351	MI	0	0 Default	0	74,536.83	130.19
8131	KV	1	0 Default	1,000	66.22	2.12
8721	LF	2,000	0 Default	0	33.89	0.49
8121	LF	1,200	0 Default	0	31.84	0.18

STANDARD FACTORS SCREEN ONE - PERSONNEL

SF File Descrip:

Perc Officers Accompanied:	72.00%	Priority Placement Program:	39.97%
Perc Enlisted Accompanied:	55.00%	PPP Actions Involving PCS:	50.70%
Officer Salary(\$/Year):	124,971.93	Civilian PCS Costs (\$):	35,496.00
Enlisted Salary(\$/Year):	82,399.09	Home Sale Reimburse Rate:	10.00%
Civilian Salary(\$/Year):	59,959.18	Max Home Sale Reimburs(\$):	50,000.00
Avg Unemploy Cost(\$/Week):	272.90	Home Purch Reimburse Rate:	...

COBRA INPUT DATA REPORT (COBRA v6.10) - Page 4
 Data As Of 4/5/2005 2:32:07 PM, Report Created 4/22/2005 12:52:28 PM

Department : Navy
 Scenario File : \\server1\public\CR_COBRA_Review\IND\DON-0172\DON-0172-050401-11.06.44.cbr
 Option Pkg Name: DON-0172 Realign NAVWPNSTA Seal Beach det Concord; close Inland area of NAVWPNSTA Seal Beach det Concord
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STANDARD FACTORS SCREEN TWO - FACILITIES

	Army	Navy	Air Force	Marines
Service Sustainment Rate	87.00%	93.00%	92.00%	97.00%
Unit Cost Adjustment (BOS)	10332.00	8879.00	3032.00	3904.00
Program Management Factor:	10.00	MilCon Site Prep Cost (\$/SF):	0.74	
Mothball (Close) (\$/SF):	0.18	MilCon Contingency Plan Rate:	5.00%	
Mothball (Deac/Realn) (\$/SF):	0.45	MilCon Design Rate (Medical):	13.00%	
Rehab vs. MilCon (Default):	47.00%	MilCon Design Rate (Other):	9.00%	
Rehab vs. MilCon (Red):	64.00%	MilCon SIOH Rate:	6.00%	
Rehab vs. MilCon (Amber):	29.00%	Discount Rate for NPV/Payback:	2.80%	

STANDARD FACTORS SCREEN THREE - TRANSPORTATION

Material/Assigned Mil (Lb):	710	Storage-In-Transit (\$/Pers):	373.76
HHG Per Off Accom (Lb):	15,290.00	POV Reimburse(\$/Mile):	0.20
HHG Per Enl Accom (Lb):	9,204.00	Air Transport (\$/Pass Mile):	0.20
HHG Per Off Unaccomp (Lb):	13,712.00	IT Connect (\$/Person):	200.00
HHG Per Enl Unaccomp (Lb):	6,960.00	Misc Exp(\$/Direct Employee):	1,000.00
HHG Per Civilian (Lb):	18,000.00	Avg Mil Tour Length (Months):	30.02
Total HHG Cost (\$/100Lb):	8.78	One-Time Off PCS Cost(\$):	10,477.58
Equip Pack & Crate(\$/Ton):	180.67	One-Time Enl PCS Cost(\$):	3,998.52

Department : Navy
Scenario File : \\server1\public\CR_COBRA_Review\IND\DON-0172\DON-0172-050401-11.06.44.cbr
Option Pkg Name: DON-0172 Realign NAVWPNSTA Seal Beach det Concord; close Inland area of NAVWPNSTA Seal Beach
det Concord
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FOOTNOTES FOR SCREEN ONE

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This .cbr file created by COBRA Utility version 1.2.

FOOTNOTES FOR SCREEN FIVE

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FY 2010 One Time Unique Cost includes Landscaping and Signage total of \$160K

FY 2010 One Time Unique Cost includes Impact to Other Federal Agency Dept of Interior Bureau RECLMA
safety fencing along the canal total of \$2356K.

FY 2010 One Time Unique Cost includes Impact to Other Federal Agency Depart of Interir Park Service for
removal and packing of Port Chicago Memorable 30K

FOOTNOTES FOR SCREEN SEVEN

=====

The Activity reported an incorrect FAC of 8928 for "Road". The correct FAC of 8511 was provided by the
IAT Analsyst. A Memo for the Record documenting this change is located in the Scenario Data Call
Library Folder and DONBITS.

DCN: 11804

DCN 4310
Executive Correspondence

CITY OF CONCORD
1950 Parkside Drive, MS/91
Concord, California 94519-2578
Fax: (925) 798-0636

OFFICE OF THE MAYOR
Telephone: (925) 671-3158



CITY COUNCIL
Laura M. Hoffmeister, Mayor
Susan Bonilla, Vice Mayor
Helen M. Allen
Mark A. Peterson
William Shim

Mary Rae Lehman, City Clerk
Thomas Wendling, City Treasurer

Lydia E. Du Borg, City Manager

July 7, 2005

2005 Defense Base Closure and Realignment Commission
2521 Clark Street, Suite 600
Arlington, VA 22202



07082005

Members of the Defense Base Closure and Realignment Commission:

RE: Closure of Inland Portion of Naval Weapons Station, Seal Beach Detachment,
Concord

The City of Concord, California has for years hoped for the closure of the Inland Portion of the Naval Weapons Station as the Navy phased out its activities there. We therefore strongly support the Department of Defense's (DoD's) recommendation to the Commission that the Inland Portion be closed under the BRAC '05 process.

Reuse of this key, smart-growth, infill site in the center of Contra Costa County will provide housing of all types and prices for our citizens as well as jobs adjacent to those houses. There is also sufficient acreage to provide for open space and parks.

The Weapons Station is a "high value" site and therefore its redevelopment will provide substantial revenues to the Department of the Navy and the DoD.

The City of Concord requests the Commission's concurrence with the DoD's recommendation to close the Naval Weapons Station.

DCN 4310
Executive Correspondence

City of Concord Statement
To
The Defense Base Realignment and Closure Commission
Los Angeles
July 14, 2005

**RE: Proposed Closure of Inland Portion of Naval Weapons Station
Seal Beach Detachment, Concord**

The Mayor and City Council of the City of Concord unanimously support the Department of Defense (DOD) recommendation that the Inland portion of Naval Weapons Station Seal Beach Detachment, Concord be closed as part of BRAC 05.

The Inland portion of the weapon station has been unused since 1999 and activity was phased down over the years leading up to the 1999 deactivation. The City of Concord has been working

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the "Shaping our Future" project was a regional planning effort with the objective of developing a unified and community-based strategy to guide the growth and development of Contra Costa County. This project resulted in the recognition by all 19 governmental participants, as well as other stakeholders, that the Naval Weapons Station offered an unparalleled opportunity for an infill, smart growth, transit-oriented development in Central Contra Costa County. In March 2003, the City of Concord initiated a revision of its General Plan, which included the initial framework for the planned development of the Naval Weapons Station. The City's Draft General Plan, which has been reviewed at Joint City Council/Planning Commission Study Sessions and hearings,

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On January 11, 2005, the City Council approved Resolution 05-9, which urged the Department of Defense to close the Naval Weapons station as a part of the 2005 Base Realignment and Closure (BRAC) process. This resolution was transmitted to Mr. Wayne Army, Principal Deputy Assistant of the Navy. (Attached)

Although the City had requested closure of the entire weapons station the Mayor and City Council understand that there are strategic military needs to retain the Tidal area and will continue to support the military's use of that facility.

The City of Concord is firmly convinced that the closure of the Inland portion of the Naval Weapons Station will not only bring badly needed jobs and housing to the citizens of the City of

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Mary Rae Lehman, City Clerk
Thomas Wenzling, City Treasurer

Edward R. James, City Manager

January 13, 2005

Mr. Wayne Arny
Principal Deputy Assistant Secretary of the Navy
(Installations and Environment)
1000 Navy Pentagon
Washington, D.C. 20350-1000

RE: Closure Request, Naval Weapons Station
Seal Beach, Detachment Concord

Dear Mr. Arny,

The Naval Weapons Station Seal Beach, Concord Detachment ("NWSC") is a 12,800 acre site located in north central California about 35 miles northeast of San Francisco. NWSC is comprised of two geographically separate units, the Inland Area (5,170 acres) ("Inland Area"), which is located entirely within the limits of the City of Concord and the Tidal Area (7,630 acres) ("Tidal Area"), which is located primarily within the City's sphere of influence in Contra Costa County. The Tidal Area is on the south shore of Suisun Bay about three miles north of the Inland Area.

Section 2914(b) of Public Law 101-510 provides, in part, that in making closure and realignment recommendations to the Base Realignment and Closure

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Executive Correspondence

closures. In this resolution, the City of Concord pledges to support this closure action and cooperate in expediting its transfer and reuse.

Support for the closure and reuse of NWSC is the result of a multi-year regional and local planning effort. Elected officials and citizenry of 19 cities have strongly endorsed the reuse of NWSC to provide for employment and housing. In the update of the City of Concord's General Plan, the Concord City Council has endorsed a framework for the reuse of the Inland area, which focuses on realizing its potential as a regional employment center, retail center and residential community with a mix of land uses and housing types and reuse of the Tidal area, which focuses on its reuse for port related and industrial uses. Overall, creating new jobs, housing and economic opportunities is central to the City's vision of NWSC's future.

We firmly believe that the closure of the Inland Area and the Tidal Area of NWSC will have tremendous benefits for the City of Concord and the Department of Defense. The closure and redevelopment of NWSC will provide badly needed housing and jobs to the citizens of the City of Concord, Contra Costa County, and the region. Furthermore, the robust nature of the real estate development market in northern California will bring revenue to the Department of Defense as it disposes of what are now fallow and deteriorating assets. In this regard, the City of Concord is aware of the new disposition concepts favored by the Department of Defense and fully prepared to cooperate with the Department in the closure and expedited transfer and reuse of the Concord Naval Weapons Station.

Please be advised further that while, as pointed out above, the City of Concord unequivocally supports the closure of both the Inland Area and the Tidal Area of NWSC, our first priority is closure of the Inland Area, as the Inland Area is entirely in the corporate limits of the City of Concord.

We would be pleased to meet with you at your earliest convenience to discuss the requested...

BEFORE THE CITY COUNCIL OF THE CITY OF CONCORD
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

A Resolution Requesting that the U.S. Department of
Defense Close the Inland and Tidal Areas of the
Concord Naval Weapons Station

Resolution No. 05-9

WHEREAS, the Concord Naval Weapons Station is a 12,800-acre site comprised of two
geographically separate units, the Inland Area (5,170 acres) known as the Naval Weapons Station Seal
Beach, Detachment Concord, and the Tidal Area (7,630 acres) now known as the Military Ocean
Terminal Concord (Attachment 1); and

WHEREAS, the Inland Area was historically used as a weapons storage and maintenance
facility, and has been mothballed since 1999; and

WHEREAS, the Inland Area is within the municipal limits of the City of Concord, and the
Military Ocean Terminal is primarily outside of the municipal limits of Concord, but within the City
of Concord's Sphere of Influence and projected for annexation to the City of Concord; and

WHEREAS, the Military Ocean Terminal is currently being operated by the U.S. Army; and

WHEREAS, the limited mission being carried out at the Military Ocean Terminal could be
consolidated at a more mission-compatible location in the State of California; and

WHEREAS, the continued underutilization of the Concord Naval Weapons Station will result
in the further deterioration of this facility, making the ultimate reuse thereof more expensive and

DCN 4310
Executive Correspondence

1 I HEREBY CERTIFY that the foregoing Resolution No. 05-9 was duly and regularly
2 adopted at a regular joint meeting of the City Council and the Redevelopment Agency of the City of
3 Concord on January 11, 2005.

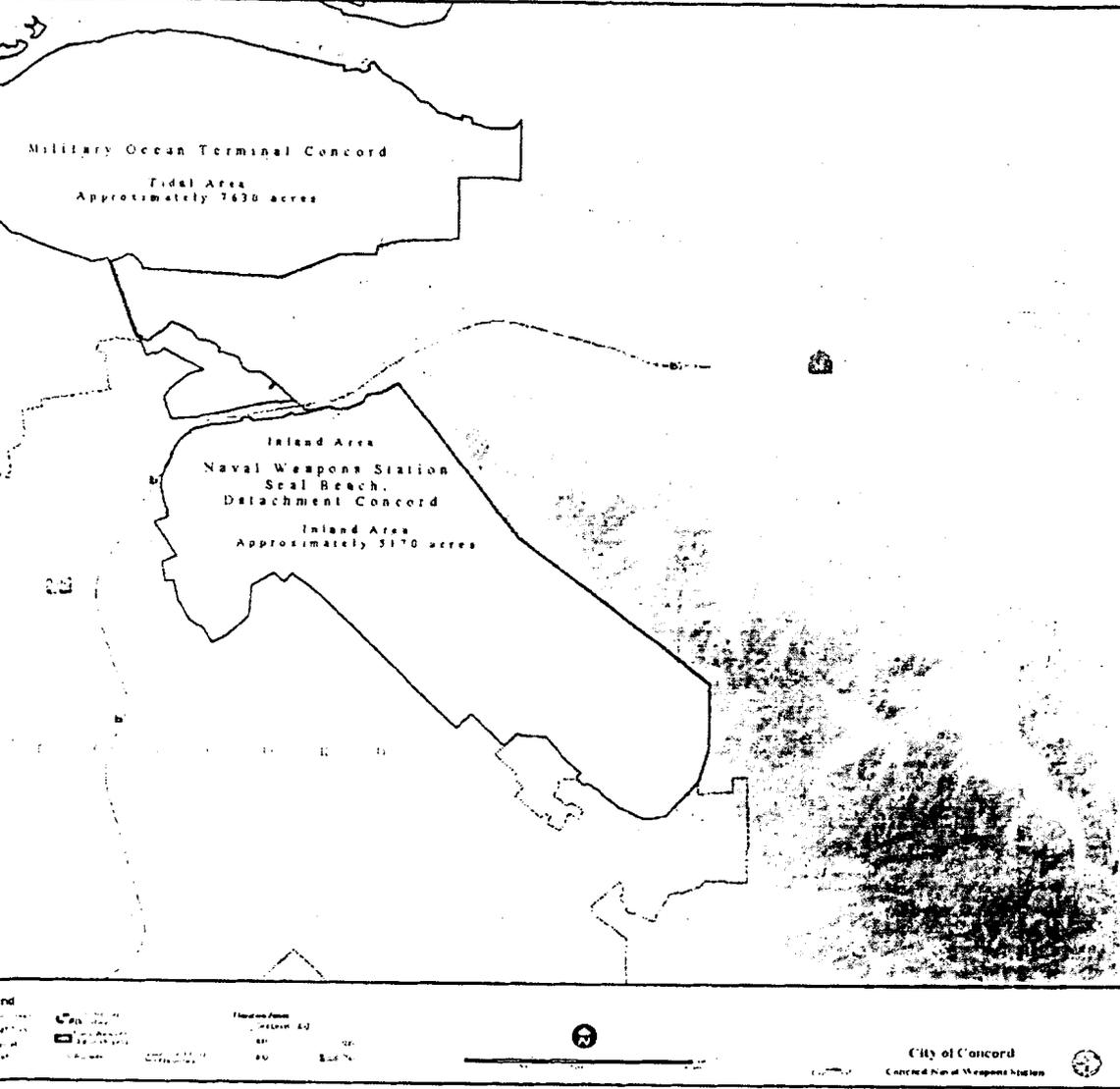
Mary Rae Lehman
City Clerk

By Elaine R. Boehme
Elaine R. Boehme, CMIC
Deputy City Clerk

9 APPROVED AS TO FORM:

10
11 Craig Labridie
12 Craig Labridie
13 City Attorney

14 Attachment 1: Concord Naval Weapons Station Inland and Tidal Area Map
15
16
17
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19



DCN 4310
Executive Correspondence

Recommendation: The recommendation is to close the Inland area of Naval Weapons Station Seal Beach Detachment, Concord CA, except to retain such property and facilities as are necessary to support operations in the Tidal area of Naval Weapons Station Seal Beach Detachment Concord. [next slide please] The Tidal area of Naval Weapons Station Seal Beach Detachment Concord, along with the retained portion of the Inland area, shall be transferred to the Army.

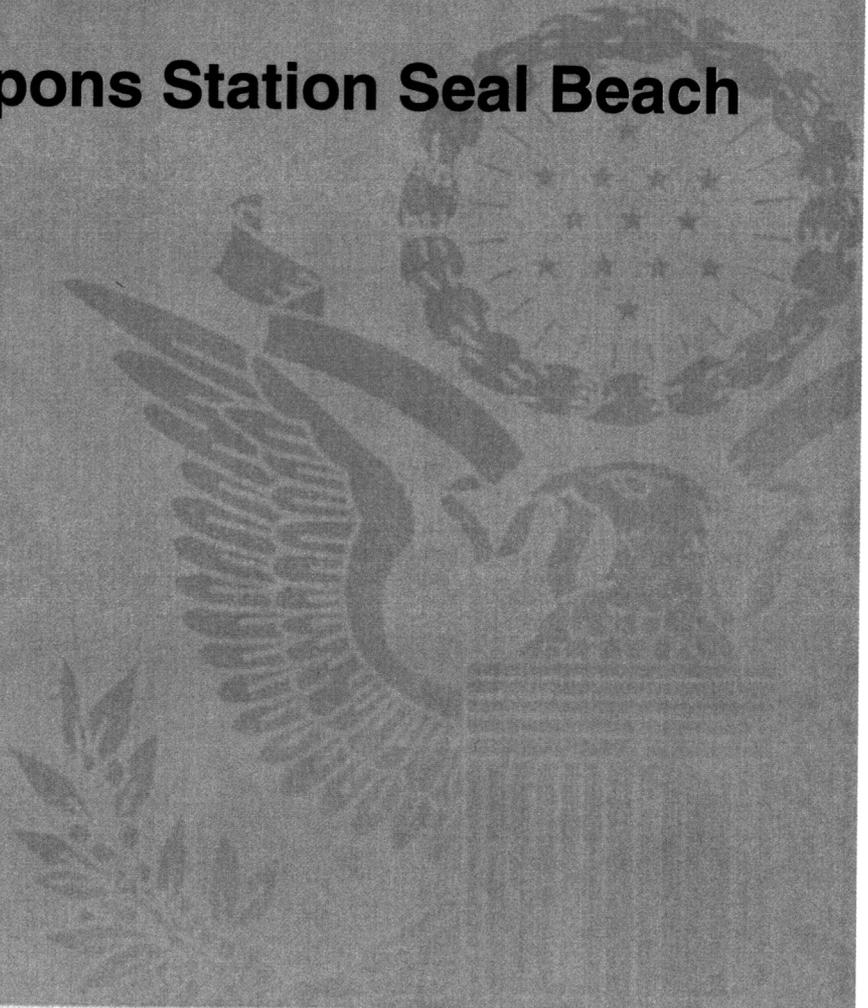
Justification: [next slide please] In summary, the justification for this proposed action is that Department of the Navy weapons stations have no excess capacity for loading and distribution of munitions, but they do have an excess of munitions storage capacity. The Navy traced their arrival at this decision to the 1990s era departure of Fleet units from the San Francisco area and the subsequent operation of Naval Weapons Station Seal Beach Detachment Concord's Inland magazine field in a reduced operating status since 1999. At that time, the Inland area was retained to minimize risk should a future need develop to expand storage capacity. Sufficient land had been retained to permit safe, temporary holding of railcars with munitions destined for loading by the Army-managed Marine Ocean Terminal Concord (at the Tidal area) during high tempo operations. Now, after consultation with Combatant Commanders and the Army component of the U.S. Transportation Command, the Department of the Navy concluded this capability is no longer necessary and most of the Inland area is excess to its needs. The closure of the Inland area, therefore, will save money and have no impact on mission capability. .

The City of Concord requested closure of the entire Naval Weapons Station Seal Beach Detachment Concord, but munitions loading requirements preclude closing the Tidal area. However, most of the Inland area is excess and may be closed. Because Tidal area operations are in support of the Army component of the U.S. Transportation Command, transfer of the property to the Army aligns the property holder with the property user.

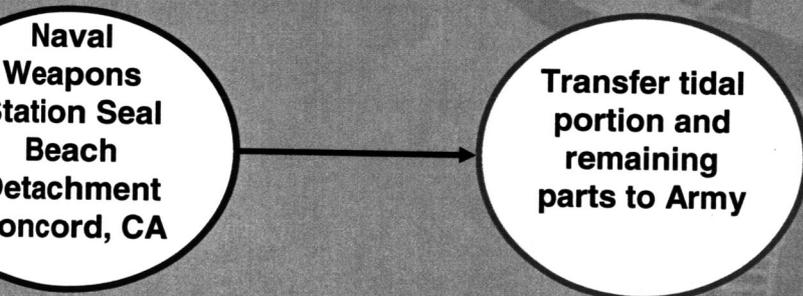
Staff Assessment: [next slide please]: This slide shows some of the summary information. [next slide please] Staff is highly suspicious of the claimed annual savings of more than \$16 Million, and notes that no positions are eliminated. However, given the fact that there appears no interest in keeping this part of the base open, it was not worth investigating further

**59: Naval Weapons Station Seal
Beach Detachment, Concord, CA
DoD Recommendation**

**gn Naval Weapons Station Seal Beach
Concord, CA**



59: Naval Weapons Station Seal Beach Detachment, Concord, CA Associated Installations



59: Naval Weapons Station Seal h Detachment Concord, CA DOD Justification

ger needed by Navy
ports, and will redevelop land;
f the inland area of Naval Weapons
each Detachment Concord, CA and
area and remaining inland area to Army

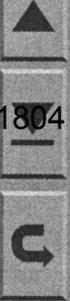
ime costs

k

ear Net Present Value

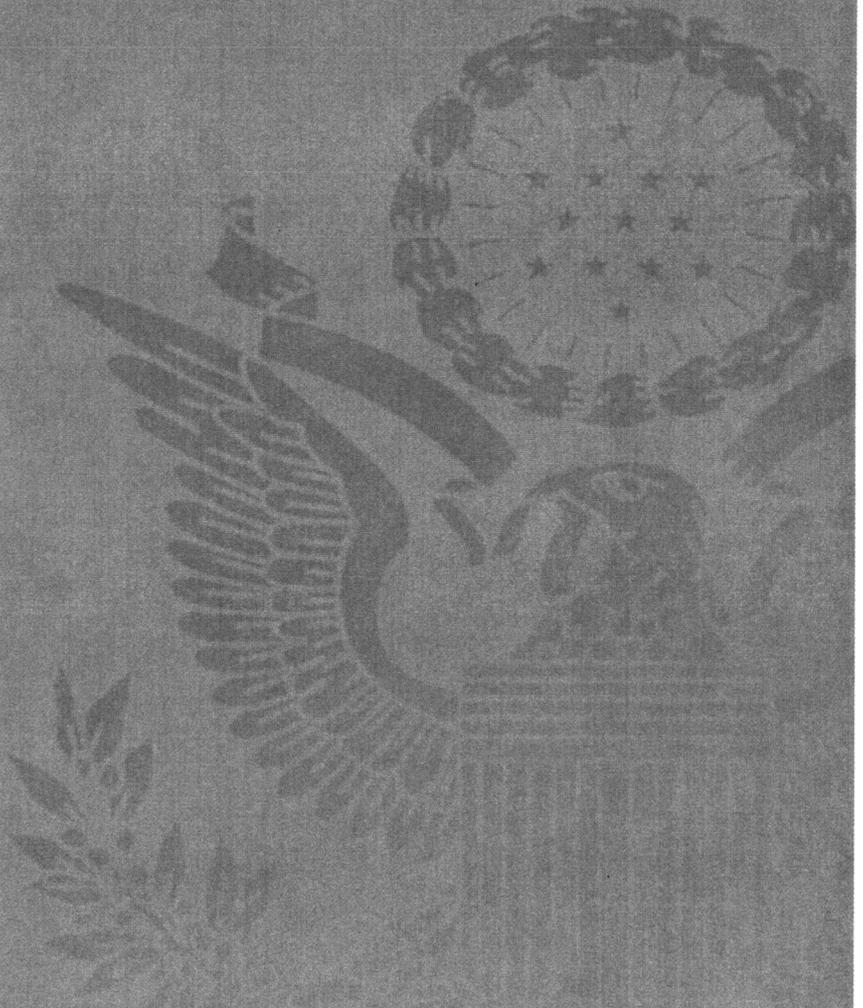
eliminates: 0 Military and 0 Civilians

OD estimated remediation cost is \$73.1 M



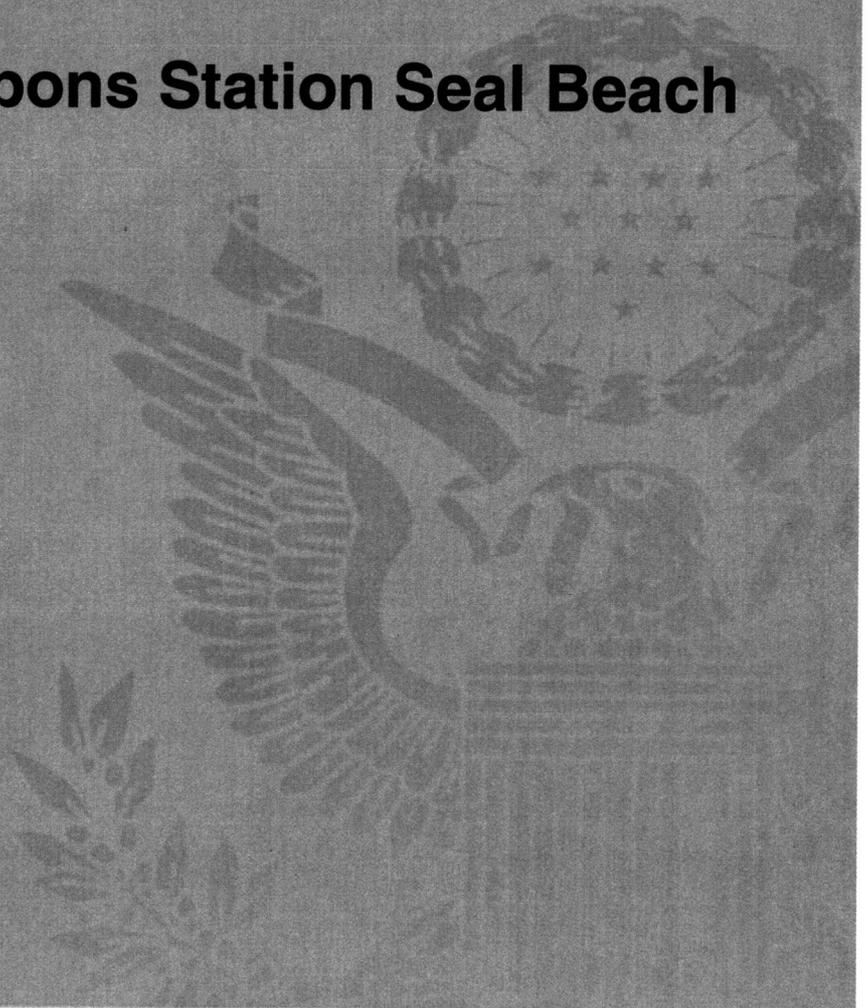
9: Naval Weapons Station Seal ch Detachment Concord, CA Issues Raised

gs overstated



**59: Naval Weapons Station Seal
Beach Detachment, Concord, CA
DoD Recommendation**

**gn Naval Weapons Station Seal Beach
Concord, CA**



Staff Assessment

n from Final Selection Criteria

Military Value				Other			
C2	C3	C4	C5	C6	C7	C8	
			<u>X</u>				

X=Deviation



**59: Naval Weapons Station Seal
Beach Detachment, Concord, CA
DoD Recommendation**

**gn Naval Weapons Station Seal Beach
Concord, CA**

