

**RECOMMENDATION FOR CLOSURE****NAVAL WEAPONS STATION SEAL BEACH DETACHMENT, CONCORD,  
CALIFORNIA**

**Recommendation:** Close the Inland area of Naval Weapons Station Seal Beach Detachment, Concord CA, except 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, Naval Weapons Station Seal Beach Detachment Concord's Inland magazine field has been in a reduced operating status since 1999. At that time, the Inland area was retained in an effort to minimize risk should a future need develop to expand storage capacity. The Explosive Safety Quantity Distance arcs in the Inland area were available to allow 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. After consultation with Combatant Commanders, the Army Material Command and the Army component of the U.S. Transportation Command, the Department of the Navy has concluded this capability is no longer necessary. The Inland area is excess to Department of the Navy/DoD needs and is severable. The closure of the Inland area, therefore, will save money and have no impact on mission capability.

The City of Concord requested closure of both the Inland and Tidal portions of Naval Weapons Station Seal Beach Detachment Concord. Munitions loading requirements preclude closing the Tidal area but 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.

**Payback:** The total estimated one-time cost to the Department of Defense to implement this recommendation is \$13.95 million. The net of all costs and savings to the Department during the implementation period is a savings of \$43.24 million. Annual recurring savings to the Department after implementation are \$16.39 million with a payback expected in one year. The net present value of the costs and savings to the Department over 20 years is a savings of \$199.72 million.

**Economic Impact on Communities:** This recommendation will not result in any job reductions (direct or indirect) over the 2006-2011 period in the Oakland-Fremont-Hayward, CA Metropolitan Division economic area. The aggregate economic impact of all recommended actions on this economic region of influence was considered and is at Appendix B of Volume I.

**Community Infrastructure:** A review of community attributes indicates no issues regarding the ability of the infrastructure of the communities to support missions, forces, and personnel.

There are no known community infrastructure impediments to implementation of all recommendations affecting the installations in this recommendation.

**Environmental Impact:** Naval Weapons Station Seal Beach Detachment Concord, CA is in Extreme Non-attainment for Ozone (1-Hour) but no Air Conformity Determination will be required. There are potential impacts for cultural, archeological, or tribal resources; threatened and endangered species or critical habitat; and wetlands that may impact new construction. No impacts are anticipated for dredging, land use constraints or sensitive resource areas; marine mammals, resources, or sanctuaries; noise; waste management or water resources. This recommendation indicates impacts of costs at the installation involved, which indicated \$250 thousand in costs for waste management and environmental compliance. These costs were included in the payback calculation. This recommendation does not otherwise impact the costs of environmental restoration, waste management, or environmental compliance activities. The aggregate environmental impact of all recommended BRAC actions affecting the installations in this recommendation has been reviewed. There are no known environmental impediments to implementation of this recommendation.

## WEAPONS STATIONS – CAPACITY AND MILITARY VALUE ANALYSES

### Munitions Storage Capacity

<b>Function</b>	Before Recommendation	After Recommendation
Munitions Throughput	No Excess	No Change, No Excess
Munitions Storage	3605 (24% excess)	3238 (16% excess)

### Military Value Scores

<b>Activity</b>	<b>Mil Val</b>
EARLE	62.60
CONCORD	54.51
CHARLESTON	54.35
INDIAN_ISLAND	51.71
SEAL_BEACH	37.31
GUAM	35.59
BLOUNT ISLAND	32.40
YORKTOWN	31.08
PEARL_HARBOR	30.04
FALLBROOK	24.45

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
<b>TOTAL</b>	<b>1,350</b>	<b>-3,770</b>	<b>-6,002</b>	<b>-9,233</b>	<b>-9,307</b>	<b>-16,282</b>	<b>-43,244</b>	<b>-16,390</b>

	2006	2007	2008	2009	2010	2011	Total
	----	----	----	----	----	----	-----
<b>POSITIONS ELIMINATED</b>							
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

<b>POSITIONS REALIGNED</b>							
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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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
<b>TOTAL</b>	<b>4,114</b>	<b>1,759</b>	<b>2,292</b>	<b>1,825</b>	<b>4,516</b>	<b>307</b>	<b>14,813</b>	<b>199</b>

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
<b>TOTAL</b>	<b>2,764</b>	<b>5,529</b>	<b>8,294</b>	<b>11,058</b>	<b>13,823</b>	<b>16,589</b>	<b>58,058</b>	<b>16,589</b>

Department : Navy  
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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	
-----		
Total One-Time Savings		0
-----		
Total Net One-Time Costs		13,952,461

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Base: NAVWPNSTA CONCORD, CA (N47614)  
 (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	
-----		
Total One-Time Savings		0
-----		
Total Net One-Time Costs		13,952,461

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 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.

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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 Contract	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  
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RECURRINGCOSTS -----(\$K)-----	2006	2007	2008	2009	2010	2011	Total	Beyond
O&M								
Sustainment	39	58	77	97	116	116	504	116
Recap	27	41	55	69	82	82	357	82
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								
Off Salary	0	0	0	0	0	0	0	0
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	66	99	132	165	199	199	861	199
TOTAL COST	4,114	1,759	2,292	1,825	4,516	307	14,813	199
ONE-TIME SAVES -----(\$K)-----	2006	2007	2008	2009	2010	2011	Total	
CONSTRUCTION								
MILCON	0	0	0	0	0	0	0	
O&M								
1-Time Move	0	0	0	0	0	0	0	
MIL PERSONNEL								
Mil Moving	0	0	0	0	0	0	0	
OTHER								
Environmental	0	0	0	0	0	0	0	
1-Time Other	0	0	0	0	0	0	0	
TOTAL ONE-TIME	0	0	0	0	0	0	0	
RECURRINGSAVES -----(\$K)-----	2006	2007	2008	2009	2010	2011	Total	Beyond
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	1,619	3,239	4,858	6,477	8,097	9,716	34,007	9,716
Recap	1,145	2,290	3,435	4,581	5,726	6,871	24,049	6,871
BOS	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
Enl 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	1
TOTAL RECUR	2,764	5,529	8,294	11,058	13,823	16,589	58,058	16,589
TOTAL SAVINGS	2,764	5,529	8,294	11,058	13,823	16,589	58,058	16,589

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ONE-TIME NET -----(\$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 Retir/RIF	0	0	0	0	0	0	0	
Civ Moving	0	0	0	0	0	0	0	
Info Tech	0	0	0	0	100	0	100	
Other	108	108	108	108	108	108	650	
MIL PERSONNEL								
Mil Moving	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	
RECURRING NET -----(\$K)-----	2006	2007	2008	2009	2010	2011	Total	Beyond
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 Activ	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

Department : Navy  
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Base: NAVWPNSTA CONCORD, CA (N47614)	2006	2007	2008	2009	2010	2011	Total
ONE-TIME COSTS	-----	-----	-----	-----	-----	-----	-----
-----(\$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

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)								
RECURRINGCOSTS	2006	2007	2008	2009	2010	2011	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
O&M								
Sustainment	39	58	77	97	116	116	504	116
Recap	27	41	55	69	82	82	357	82
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								
Off Salary	0	0	0	0	0	0	0	0
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	66	99	132	165	199	199	861	199
TOTAL COSTS	4,114	1,759	2,292	1,825	4,516	307	14,813	199
ONE-TIME SAVES								
-----(\$K)-----	2006	2007	2008	2009	2010	2011	Total	
-----(\$K)-----	----	----	----	----	----	----	-----	
CONSTRUCTION								
MILCON	0	0	0	0	0	0	0	
O&M								
1-Time Move	0	0	0	0	0	0	0	
MIL PERSONNEL								
Mil Moving	0	0	0	0	0	0	0	
OTHER								
Environmental	0	0	0	0	0	0	0	
1-Time Other	0	0	0	0	0	0	0	
TOTAL ONE-TIME	0	0	0	0	0	0	0	
RECURRINGSAVES								
-----(\$K)-----	2006	2007	2008	2009	2010	2011	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	1,619	3,239	4,858	6,477	8,097	9,716	34,007	9,716
Recap	1,145	2,290	3,435	4,581	5,726	6,871	24,049	6,871
BOS	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
Enl 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	1
TOTAL RECUR	2,764	5,529	8,294	11,058	13,823	16,589	58,058	16,589
TOTAL SAVINGS	2,764	5,529	8,294	11,058	13,823	16,589	58,058	16,589

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)								
ONE-TIME NET	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 Retir/RIF	0	0	0	0	0	0	0	
Civ Moving	0	0	0	0	0	0	0	
Info Tech	0	0	0	0	100	0	100	
Other	108	108	108	108	108	108	650	
MIL PERSONNEL								
Mil Moving	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	
RECURRING NET								
-----(\$K)-----	----	----	----	----	----	----	-----	Beyond
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 Activ	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 TOTAL PERSONNEL SUMMARY 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

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

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
NAVWPNSTA CONCORD	1,064,962,304	291,041,450	-773,920,854	-73%	0
TOTAL	1,064,962,304	291,041,450	-773,920,854	-73%	0

\* "Start" and "Finish" values for Personnel and BOS both include the Programmed Installation Population (non-BRAC) Changes, so that only changes attributable to the BRAC action are reflected in the "Change" columns of this report.

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%

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 Fctrs File : C:\WINNT\Profiles\cobra-ind\Desktop\COBRA 6.10\BRAC2005.SFF

Base: NAVWPNSTA CONCORD, CA (N47614)

Year	Pers Moved In/Added		MilCon TimePhase	Pers Moved Out/Eliminated		ShutDn TimePhase
	Total	Percent		Total	Percent	
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%

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

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
<b>TOTAL CHANGES</b>	<b>-2,698</b>	<b>-5,430</b>	<b>-8,161</b>	<b>-10,893</b>	<b>-13,624</b>	<b>-16,389</b>	<b>-57,196</b>	<b>-16,389</b>

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
<b>TOTAL CHANGES</b>	<b>-2,698</b>	<b>-5,430</b>	<b>-8,161</b>	<b>-10,893</b>	<b>-13,624</b>	<b>-16,389</b>	<b>-57,196</b>	<b>-16,389</b>

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  
 Std Fctrs File : C:\WINNT\Profiles\cobra-ind\Desktop\COBRA 6.10\BRAC2005.SFF

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:	5.00%
Unemployment Eligibility(Weeks):	16	Max Home Purch Reimburs(\$):	25,000.00
Civilians Not Willing To Move:	6.00%	Civilian Homeowning Rate:	68.40%
Civilian Turnover Rate:	9.16%	HAP Home Value Reimburse Rate:	13.46%
Civilian Early Retire Rate:	8.10%	HAP Homeowner Receiving Rate:	18.44%
Civilian Regular Retire Rate:	1.67%	RSE Home Value Reimburse Rate:	0.00%
Civilian RIF Pay Factor:	86.32%	RSE Homeowner Receiving Rate:	0.00%
Civ Early Retire Pay Factor:	18.03%		

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 Accomp (Lb):	15,290.00	POV Reimburse(\$/Mile):	0.20
HHG Per Enl Accomp (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  
Std Fctrs File : C:\WINNT\Profiles\cobra-ind\Desktop\COBRA 6.10\BRAC2005.SFF

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

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

# Economic Impact Report

This report depicts the economic impact of the following Scenarios:

DON-0172: Close Inland area of NWS Concord

The data in this report is rolled up by Region of Influence

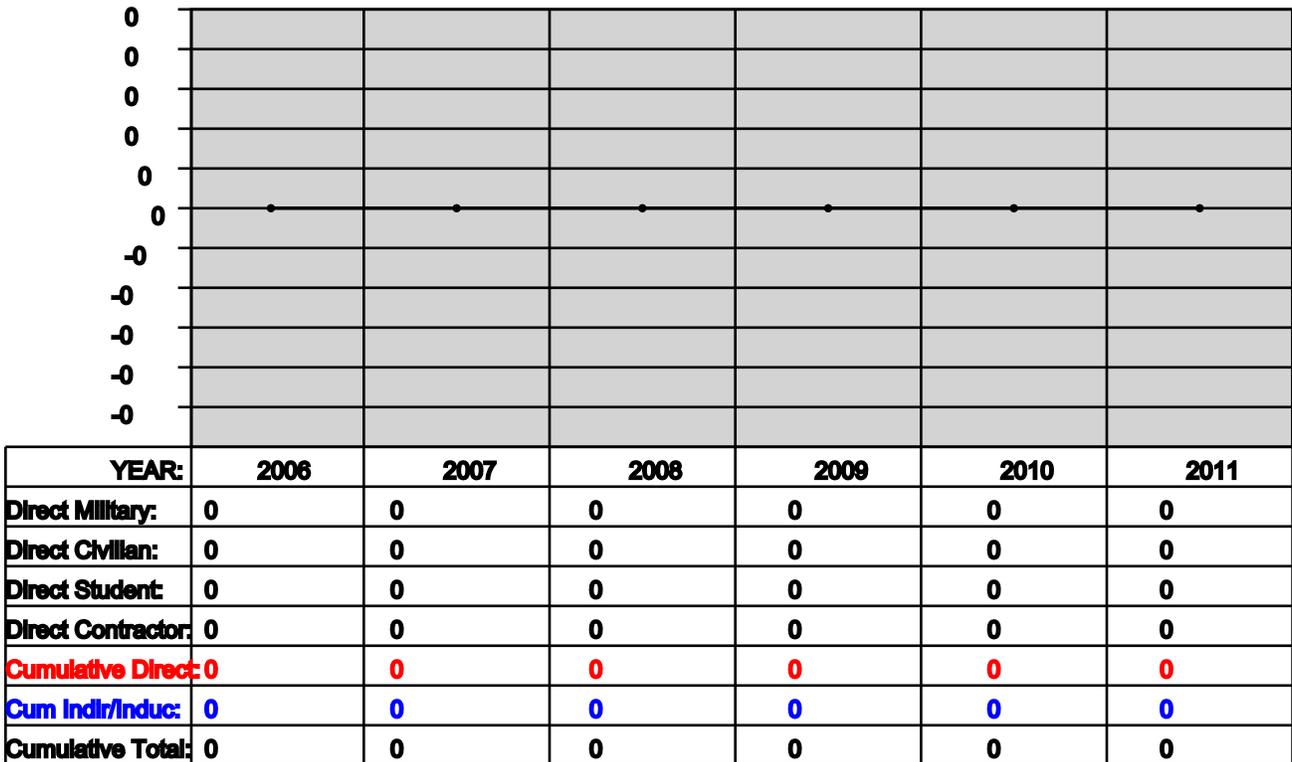
ECONOMIC IMPACT DATA

**Scenario:** All Selected (see title page)  
**Economic Region of Influence(ROI):** Oakland-Fremont-Hayward, CA Metropolitan Division  
**Base:** All Bases  
**Action:** All Actions

**Overall Economic Impact of Proposed BRAC-05 Action:**

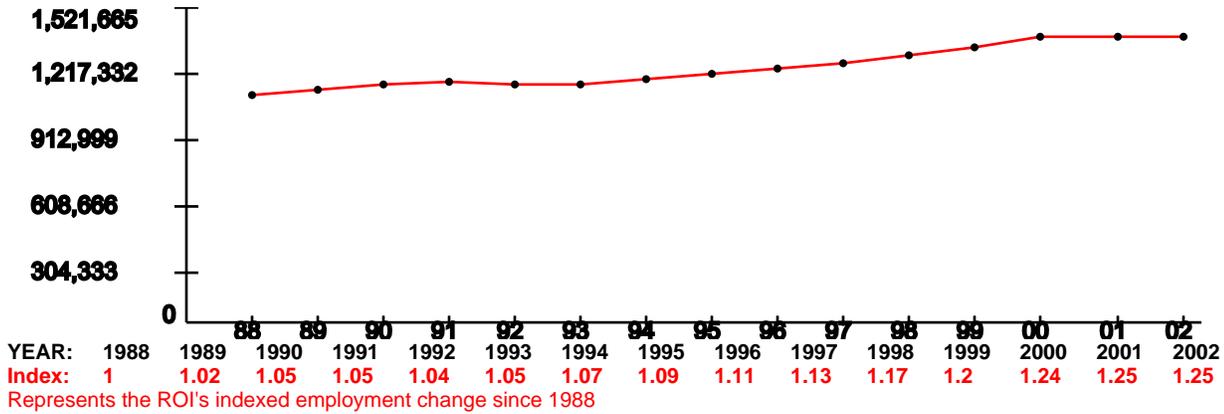
ROI Population (2002): 2,455,263  
 ROI Employment (2002): 1,383,332  
 Authorized Manpower (2005): 104  
 Authorized Manpower(2005) / ROI Employment(2002): 0.01%  
 Total Estimated Job Change: 0  
 Total Estimated Job Change / ROI Employment(2002): 0%

**Cumulative Job Change (Gain/Loss) Over Time:**

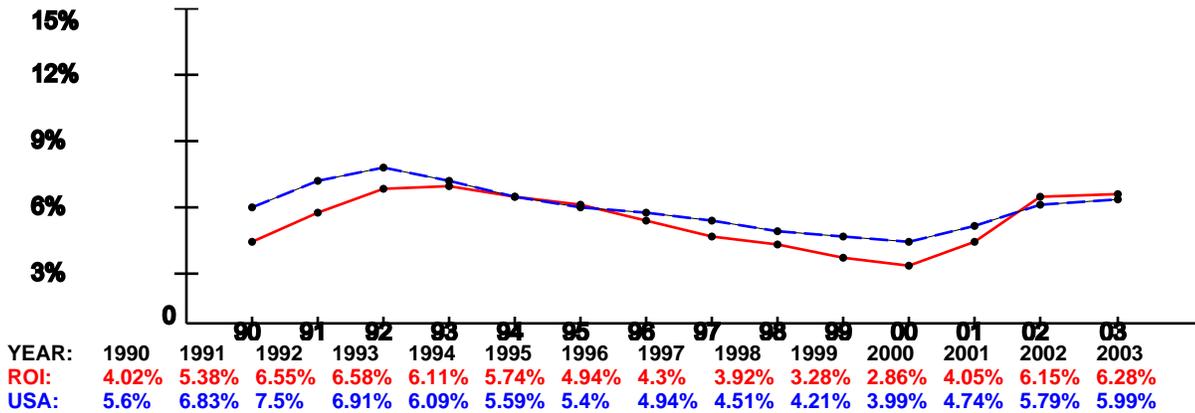


Oakland-Fremont-Hayward, CA Metropolitan Division Trend Data

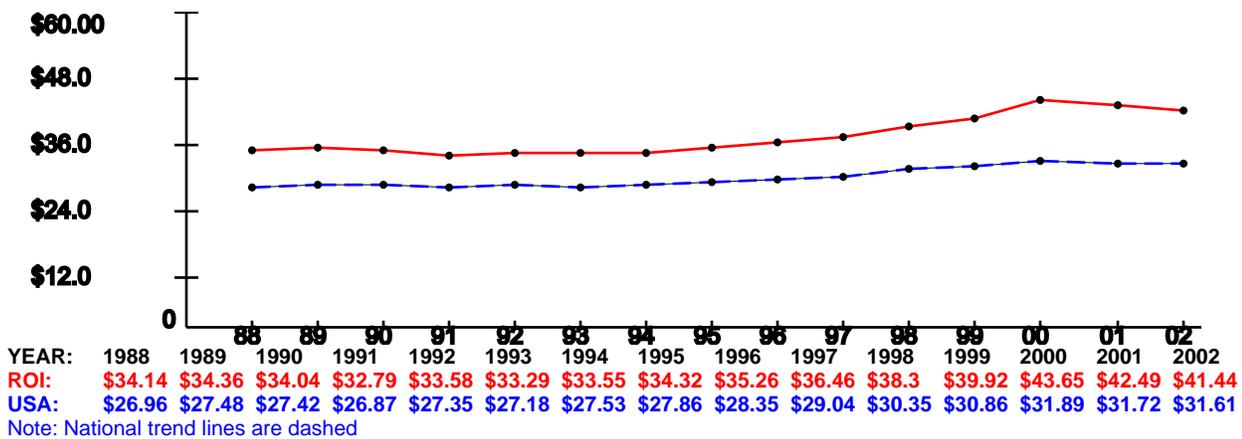
**Employment Trend (1988-2002)**



**Unemployment Percentage Trend (1990-2003)**



**Per Capita Income x \$1,000 (1988-2002)**



# **NAVWPNSTA\_SEAL\_BEACH\_CA\_DET\_CONCORD, CA**

## **Demographics**

The following tables provide a short description of the area near the installation/activity. NAVWPNSTA\_SEAL\_BEACH\_CA\_DET\_CONCORD is within Concord, CA, the nearest city with a population of 100,000 or more. The nearest metropolitan statistical area (MSA) is

MSA	Population
Oakland, CA PMSA	2,392,557

The following entities comprise the military housing area (MHA):

County/City	Population
Alameda	1443741
Contra Costa	948816
Total	2,392,557

## **Child Care**

This attribute captures the number of nationally accredited child-care centers within the local community: 29

## **Cost of Living**

Cost of Living provides a relative measure of cost of living in the local community. General Schedule (GS) Locality pay provides a relative scale to compare local salaries with government salaries and Basic Allowance for Housing (BAH) is an indicator of the local rental market. In-state tuition is an indicator of the support provided by the state for active duty family members to participate in higher-level education opportunities. For median household income and house value, the basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

Median Household Income (US Avg \$41,994)	\$59,365	Basis: MSA
Median House Value (US Avg \$119,600)	\$289,100	
GS Locality Pay ("Rest of US" 10.9%)	24.2%	
O-3 with Dependents BAH Rate	\$2,373	
In-state Tuition for Family Member	Yes	
In-state Tuition Continues if Member PCSs Out of State	No	

## **Education**

This attribute defines the population in local school districts and identifies capacity. The pupil/teacher ratio, graduation rate, and composite SAT I/ACT scores provide a relative quality indicator of education. This attribute also attempts to give communities credit for the potential intellectual capital they provide.

NOTE: "MFR"--means a Memorandum For Record is on file at the installation/activity/agency to document problems in obtaining the required information. Reasons for not being able to obtain information may be that the school district refused to provide the information or the school district does not use or track the information.

For each entry, the number of school districts for which data are available of the total number of school districts reported, and the number of MFRs is indicated.

		Basis
School District(s) Capacity	223,247	21 of 23 districts, 2 MFRs
Students Enrolled	209,741	22 of 23 districts, 1 MFR
Average Pupil/Teacher Ratio	20.1:1	22 of 23 districts, 1 MFR
High School Students Enrolled	61,505	16 of 16 districts, 2 MFRs
Average High School Graduation Rate (US Avg 67.3%)	91.0%	16 of 16 districts, 2 MFRs
Average Composite SAT I Score (US Avg 1026)	1036	16 of 16 districts
Average ACT Score (US Avg 20.8)	22	14 of 16 districts, 2 MFRs
Available Graduate/PhD Programs	10	
Available Colleges and/or Universities	20	
Available Vocational and/or Technical Schools	19	

## Employment

Unemployment and job growth rates provide an indicator of job availability in the local community. National rates from the Bureau of Labor Statistics are also provided. For each entry, the basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

The unemployment rates for the last five years:

	1999	2000	2001	2002	2003
Local Data	3.3%	2.9%	4.0%	6.1%	6.3%
National	4.2%	4.0%	4.7%	5.8%	6.0%
Basis:	MSA	MSA	MSA	MSA	MSA

The annual job growth rate for the last five-years:

	1999	2000	2001	2002	2003
Local Data	2.4%	3.4%	.6%	-.7%	-.8%
National	1.5%	2.4%	.03%	-.31%	.86%
Basis:	MSA	MSA	MSA	MSA	MSA

## Housing

This attribute provides an indication of availability of housing, both sales and rental, in the local community. Note: According to the 2000 Census, Vacant Sale and Vacant Rental Units do not equal total Vacant Housing Units. Vacant housing units may also include units that are vacant but not on the market for sale or rent. For each entry, the basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

Total Vacant Housing Units	27,265	Basis: MSA
Vacant Sale Units	5,844	
Vacant Rental Units	9,389	

## Medical Providers

This attribute provides an indicator of availability of medical care for military and DoD civilians in the local community. The table reflects the raw number of physicians/beds and ratio of physicians/beds to population. The basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

	# Physicians	# Beds	Population	
Local Community	5,767	4,757	2,392,557	Basis: MSA
Ratio	1:415	1:503		
National Ratio (2003)	1:421.2	1:373.7		

## Safety/Crime

The local community's Uniform Crime Reports (UCR) Index for 2002 per 100,000 people and the national UCR based on information from the Federal Bureau of Investigation (FBI) for 2002 is provided. The basis of the data (either MSA or state) is indicated.

Local UCR	4,896.8	Basis: MSA
National UCR	4,118.8	

## Transportation

Distance to an airport shows convenience and availability of airline transportation. Public transportation shows potential for members and DoD civilians to use it to commute to/from work under normal circumstances and for leisure.

Distance from NAVWPNSTA\_SEAL\_BEACH\_CA\_DET\_CONCORD to nearest commercial airport: 33.6 miles

Is NAVWPNSTA\_SEAL\_BEACH\_CA\_DET\_CONCORD served by regularly scheduled public transportation? Yes

## Utilities

This attribute identifies a local community's water and sewer systems' ability to receive 1,000 additional people.

Does the local community's water system have the ability to meet an expanded need of an additional 1,000 people moving in the local community? Yes

Does the local community's sewer system have the ability to meet an expanded need of an additional 1,000 people moving in the local community? Yes

## Summary of Scenario Environmental Impacts

### DON scenario, DON-0172

Action 1: Disestablish munitions storage function at Inland area of NAVWPNSTA Seal Beach CA Det Concord, shutting down all facilities in the Inland area.

Action 2: Realign base support functions necessary to support munitions loading function at the tidal area.

## General Environmental Impacts

<b>Environmental Resource Area</b>	<b>Naval Weapons Station Seal Beach Det Concord (Installation Realigned)</b>
Air Quality	Installation is in Extreme Nonattainment for Ozone (1 hr). No Air Conformity determination required.
Cultural/Archeological/Tribal Resources	Has sites with high archeological potential identified, which restrict current construction and current operations. The installation has potential archeological restrictions to future construction. Potential impact on new MILCON.
Dredging	No impact.
Land Use Constraints/Sensitive Resource Areas	No impact.
Marine Mammals/Marine Resources/ Marine Sanctuaries	No impact.
Noise	No impact.
Threatened& Endangered Species/Critical Habitat	Reported that federally-listed TES are present, candidate species are not present, critical habitat is not present, and that Naval Weapons Station Seal Beach Det Concord, CA does not have a Biological Opinion. Potential impact on new MILCON.
Waste Management	Reduces waste disposals associated with lost assets.
Water Resources	Reduces water usage associated with lost assets.
Wetlands	25% wetland restricted acres on the military installation. Potential impact for new MILCON.

## Impacts of Costs

<b>Selection Criterion 8 Environmental Points</b>	<b>Naval Weapons Station Seal Beach Det Concord (Installation Realigned)</b>
Environmental Restoration	DERA costs \$54.9 M thru FY 03; \$40.1 M CTC
Waste Management	None
Environmental Compliance	\$250K NEPA EA

### **NAVWPNSTA\_SEAL\_BEACH\_CA\_DET\_CONCORD**

Description: Details of real estate easements and agreements with other land owners such as BUREC (owns property that is within Inland Area) or with easement holders for utilities or industrial pipeline facilities may lead to some surprises about obligations of what would happen if Navy abandons/vacates the Inland Area and closes it and makes available for other users. Munitions Response Planning and actions are at relatively early stage of development so costs and expectations are unknown. Installation Restoration projects are for some Inland sites still at investigative stages so costs may be changing. Also, Navy may become embroiled in drawn out environmental review processes. Navy closure of most of the Inland Area (with exception of the existing Main Gate Area where Pass& ID, Security offices are currently located and where the new admin bldg and RR shop would be constructed) will likely place it in many discussions among open space advocates whom historically have appreciated the relatively light density of facilities at the base and growth advocates who are seeking both closure of Buchanon Airport in Concord and conversion of it to residential/commercial/light industrial and who are seeking the Navy base's inland area for similar plans. Open space advocates will probably emphasize the existence of tiger salamanders, potential existence of fairy shrimp, and other threatened or endangered species and will likely emphasize Navy's agreement with CA Fish & Game to provide space for a Tule Elk herd (Tule Elk are no longer threatened). New considerations/arguments will probably arise as to who is responsible for effects on traffic, loss of open space, etc.