

AUG 03 2005



received  
**CCAJN**

**CITIZENS CONCERNED ABOUT JET NOISE Inc**  
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July 30, 2005

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The Honorable Mr. William Fetzer,  
 2005 BRAC Commission Staff Member  
 2521 S. Clark St., Ste. 600  
 Arlington, VA 22202

Re: Cost estimates for residential noise mitigation

Dear Mr. William Fetzer:

You will find the Borowy memo, dated 3 Feb 1998, which you discussed with CCAJN board member Captain John Shick, USN (ret.) on 18 July 2005 enclosed with this letter. Wyle Labs, the Navy's primary noise consultant, provided the data in the memo in coordination with Mr. Alan Zusman, the Navy's principle in-house noise expert.

The scenario chosen by the Navy was ARS 2 (NAS Cecil Field EIS). The sound attenuation estimate for this scenario was \$1.5 Billion. Within this assessment, 49,513 homes are impacted.

It is quite clear that given the Navy's recognition of these noise attenuation costs, awards could conceivably surpass \$100,000,000 for future Inverse Condemnation litigants. Costs of this magnitude should warrant the elevation of "noise" to a primary concern of the BRAC Commission in its assessment of NAS Oceana. I hope this information will be useful.

Very Respectfully,

  
 Kimberly Johnson,  
 CCAJN Chairman

MEMORANDUM

From: N441C  
TO: N44  
Via: N44B 2/3

*GRONT, JOFF,  
Hand on 3 Feb 98  
TO THIS!*

Subj: OCEANA SOUND ATTENUATION

Encl: (1) Cost All units - All Inclusive  
(2) Cost All units - Increase due to F/A-19 Relocation  
(3) Cost Single Family Dwellings - All Inclusive

1. I asked Alan Zusman to have his contractor work-up sound attenuation estimates for all ARSs and all residential dwellings.

a. Encl (1) shows all dwellings (single and multi-unit structures). The cost difference between ARS 1 (\$1.55) and ARS 3 (\$1.55) is minimal.

b. Encl (2) shows all dwellings (single and multi-unit structures) for those transitioning into either the 65-75 db or >75 db contour. The cost difference between ARS 1 (\$0.55) and ARS 5 (\$0.42) is minimal.

c. Encl (3) shows single family dwellings only. This was the estimate used in our point paper to CNO. The cost difference between ARS 1 (\$1.13) and ARS 5 (\$0.98) is minimal.

2. The difference between ARS 4 and 5 in all three estimates is an anomaly due to NASMOD. For practical purposes, the estimates for ARSs 4 and 5 are the same.

V/R



Jeff Borowy

ALL UNITS - ALL INCLUSIVE

Rough Order of Magnitude (ROM) Costs for Sound Insulation of Housing Units near NAS Oceana for all ARSs

| DNL Band (dB) | Est. # of single and multi-unit structures for ARS |               |               |               |               | Interior Noise Target (dB DNL) | Required Noise Level Reduction | Average Unit Cost**      | Cost (millions \$) for ARS |                |                |                |                |
|---------------|--|---------------|---------------|---------------|---------------|--------------------------------|--------------------------------|--------------------------|----------------------------|----------------|----------------|----------------|----------------|
|               | 1  | 2             | 3             | 4             | 5             |                                |                                |                          | 1                          | 2              | 3              | 4              | 5              |
| 65-70         | 16,144   | 16,164        | 16,191        | 15,980        | 16,050        | 45                             | 20-25                          | \$ 27,500 <sup>(1)</sup> | \$ 444                     | \$ 445         | \$ 445         | \$ 439         | \$ 441         |
| 70-75         | 14,267   | 13,912        | 13,745        | 13,332        | 13,448        | 45                             | 25-30                          | \$ 27,500 <sup>(1)</sup> | \$ 382                     | \$ 383         | \$ 378         | \$ 367         | \$ 370         |
| 75-80         | 9,757  | 9,684         | 9,500         | 9,194         | 9,334         | 45                             | 30-35                          | \$ 37,500 <sup>(2)</sup> | \$ 386                     | \$ 363         | \$ 356         | \$ 345         | \$ 350         |
| 80-85         | 6,275  | 5,515         | 5,319         | 4,904         | 4,973         | 50                             | 30-35                          | \$ 37,500 <sup>(2)</sup> | \$ 235                     | \$ 207         | \$ 199         | \$ 184         | \$ 188         |
| 85-90         | 4,641  | 4,238         | 4,065         | 3,721         | 3,742         | 50                             | 35-40                          | \$ 42,500 <sup>(3)</sup> | \$ 197                     | \$ 190         | \$ 173         | \$ 158         | \$ 159         |
| <b>Total</b>  | <b>51,084</b>                                      | <b>48,813</b> | <b>48,820</b> | <b>47,131</b> | <b>47,547</b> |                                |                                |                          | <b>\$1,834</b>             | <b>\$1,878</b> | <b>\$1,851</b> | <b>\$1,483</b> | <b>\$1,506</b> |

\*\* single-unit (single family) cost, includes construction and Architect/Engineer (A/E) costs; A/E costs figured at 25% of construction costs;

(1) Includes:

- (a) STC 40 windows
- (b) replacement of entry doors with solid core wooden doors and adding storm doors
- (c) air conditioning or ventilation upgrades
- (d) closing of all unnecessary openings
- (e) wall treatment (addition of 1-2 layers of gypsum board) and ceiling treatment in some of the homes
- (f) upgrade of attic insulation and baffling of air vents

(2) Includes (1) except STC 44 windows installed vice STC 40, wall & ceiling treatments would be in every all-frame homes (brick homes ignored)

(3) Includes (1) except STC 44 windows with secondary storm windows are installed; vestibules (1 or 2 doors separated by 3 ft air space) installed; wall & ceiling treatment consists of furred-out walls & ceilings, brick homes would have 1-2 layers of gypsum board applied, attic ventilation would be significantly enhanced.

AR-050508

EXHIBIT PX052B

2/1/98  
Dated