

Arrivals and Departures

Departures

Name	Position	Location
Craig Marchione	Environmental Engineer	McClellan
Kathleen Ludwig	Secretary	Arlington
Frank Duncan	Environmental Engineer	Arlington
Jason Ilic	Environmental Engineer	Arlington
Bonnie Harris	Management Analyst	Arlington
Ralph Grubb	Computer Assistant	Arlington
Maureen Strange	Realty Specialist	Arlington
Dale Jackson	Program Manager	Arlington
Orie Brown	Secretary	Arlington
Daniel Fleming	Environmental Protection Specialist	O'Hare
Darlene Terrano	Supply Management Specialist	O'Hare
Ricky Longfellow	Office Automation Assistant	Rickenbacker
David Edwards	Engineer Tech	Rickenbacker
Tom Budgick	Real Property Assistant	K.I. Sawyer
Lori Gilbertson	Environmental Protection Specialist	K.I. Sawyer
Nancy Rathbun	Office Automation Assistant	K.I. Sawyer
Dick Pautz	Site Manager	Bergstrom
Penny Wheat	Office Automation Assistant	Bergstrom
Stephen Whatley	Environmental Engineer	Bergstrom
Alvin Brown	Environmental Engineer	Bergstrom
Yvonne Lawrence	Office Automation Assistant	Plattsburgh
Domitila Lopez	Contract Specialist	March
Jorjanne Reed	Engineer Tech	March
Peter Kroese	Engineer Tech	March
Harriett Gilbert	Office Automation Assistant	Castle
Michael Cianci	Attorney Advisor	Kelly

Arrivals

Nelson Rivera	Environmental Coordinator	Rossllyn
Brian Altzman	Environmental Coordinantor	Rossllyn
Carol Devier-Heeny	Environmental Engineer	Rossllyn
Greg Gangnuss	Environmental Engineer	Rossllyn
Elaine Ross	Environmental Engineer	Rossllyn



Red's Retirement

Last Fall, after 36 plus years of service to the United States Air Force, Ms. Harriet (Red) Gilbert concluded her career as the Environmental Office Automation Assistant for AFBCA's Castle OL in Atwater, CA. All four of her children attended her send-off celebration and offered insight into her dedication and commitment. Her co-workers recognized her outstanding contributions to our mission and the morale of our people.

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Winter 2002



Air Force Base Conversion Agency
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AIR FORCE BASE CONVERSION AGENCY

CONVERSION CONNECTION

Winter 2002



Assistant Secretary Gibbs Visits Kelly, TX

Mr. Nelson F. Gibbs, Assistant Secretary of the Air Force for Installations, Environment and Logistics, listens as Mr. Adam Antwine, AFBCA Senior Representative at Kelly, briefs the progress of Kelly's conversion. He visited the Kelly ROL in San Antonio last November with Colonel Robert McMahon to attend the World-wide Civil Engineering Conference. Mr. Bob Rasmussen, of the Greater Kelly Development Agency, also briefed the assistant secretary on Kelly's conversion and cleanup. BCA and the GKDA gave a tour that included Boeing facilities now servicing more than 40 aircraft. A visit to the Lockheed-Martin Kelly Aviation Center also showed how former military facilities have been quickly renovated for commercial reuse. Mr. Gibbs was especially interested in remaining transfer issues and applying lessons learned to future rounds of base closure.

AFBCA to Contribute \$5 Million for Health Center in Texas

By Doug Karas, Regional Public Affairs Specialist, Division C

The Air Force Base Conversion Agency will contribute nearly \$5 million dollars over the next 10 years to the City of San Antonio to help set up and run a Public Center for Environmental Health. This center, operated by the San Antonio Metropolitan Health District, will do health studies related to potential exposure to environmental contamination.

The ground breaking public health project will be managed through a cooperative agreement with the city, rather than through the Local Redevelopment Authority.

The funds will be used for health studies to help the Air Force evaluate its environmental cleanup at Kelly. The PCEH will conduct health screenings and identify potential participants for the studies. This year, the Air Force will provide \$403,000 for the set up and operation of the center. The city may

also pursue other funds to expand the center's operation beyond the scope of the cooperative agreement.

The AFBCA will also create the Kelly Health Information Office. It will be staffed with two public health professionals and one community involvement specialist. They will coordinate with local, state, national and Air Force health offices on their work at Kelly. The KHIO will work closely with the PCEH staff to ensure that their studies will ultimately provide AFBCA with data to evaluate cleanup. The KHIO will also provide answers to the media and public on health issues associated with Kelly.

"We've heard the health concerns of people living near Kelly and we're moving forward with the city to address those concerns," said Mr. Adam Antwine, senior representative of the Air Force Base Conversion Agency at Kelly. "The center will help the Air Force evaluate its environmental cleanup and as an added benefit we hope it



A new health center for examining public health issues in the neighborhoods around Kelly received a financial boost in November when Mr Fred Kuhn, Air Force deputy assistant secretary, presented the first \$403,000 of \$5 million for the center from the Air Force. San Antonio Mayor Ed Garza, City Councilman David Garcia, and Dr. Fernando Guerra, Director of the San Antonio Metropolitan Health District, accepted the grant money. The official kickoff of the Public Center for Environmental Health was held on February 9th with the grand opening of the City of San Antonio's Environmental Health and Wellness Center. It will provide environmental health screening for people living near Kelly to collect data that will be analyzed by the PCEH.

will provide the neighboring communities with ways to address their health concerns."

Director's Message

Changing, Uncertain World Requires Our Best

It wasn't a celebrated date in history. It was supposed to be a day like any other, but that all changed in an instant. We've all seen the footage from the World Trade Center and the Pentagon. We've all been affected in one way or another by this crime, and we all understand that the course of history has been changed.

For the near future, we will all be dealing with a changing and uncertain world. Seeing the smoke billowing from the Pentagon certainly makes us evaluate our lives and chosen professions. Seeing the huge flag draped over the damaged wing of the building makes us realize the importance of our freedoms, and the sacrifices that are made.

At the Air Force Base Conversion Agency, I want us all to understand that we play a role in the nation's defense. As the President calls on the Department of Defense and the nation to wage a war on terrorism, we're working to free up resources to fight that war. In the 1990s, our military leadership realized we needed to fight a different kind of war against a different kind of enemy and this realization was brought home to the American people on September 11. Our agency was created as a result of that need and we're working hard to finish the task we've been given.

If we are to fight a new kind of war, we must leave the remnants of the old wars behind. As the Congress debated the need for further closures and ultimately approved a new round in 2005, we can be assured that our work and success to help the communities to convert bases to civilian enterprises aided in that decision process. We've served the nation well, but there's still much to do.

In the past fiscal year we transferred almost 13,000 acres, the most ever in a

single year. This brings the total property deeded or permanently transferred of the Air Force books to over 44,000 acres or 50 percent of the property in the first four



Mr Albert F. Lowas, Jr.

rounds of BRAC. In addition we successfully reached Last Remedy in Place at three bases. After a drastic cut in environmental funds in the beginning of the year through hard work defending requirements and executing projects we attracted almost \$146 million for environmental programs. Over \$5 million more than the budget request. When all was done we accomplished 99 percent

Seeing the huge flag draped over the damaged wing of the Pentagon makes us realize the importance of our freedoms, and the sacrifices that are made.

obligations and 22 percent liquidation. Now that's the way to start the 21st century!

Now with the approval of a new round of base closures for 2005, our challenge for 2002 and beyond is to build on our successes and identify innovative approaches to transfer the other 50 percent of our property. While it was difficult to get us to this point, the work

that remains is even harder. We all need to focus on the planned transfer of 12,000 acres, Last Remedy In Place at six bases, and execution of \$230 million for 2002.

Another major challenge will be institutional controls. Our multi-layered strategy emphasizes prevention and education to make sure they protect health and the environment without fail. We know that each site is unique, and we are working to address regulatory issues with enforcement responsibilities.

Two weeks after the attacks, I flew into Austin-Bergstrom International Airport to recognize the great work of our Bergstrom team and to close the Regional Operating Location. Security was high, but so was the enthusiasm. Certainly, the airport was affected by the tragedy, but planes were flying. As each plane took to the sky, I viewed it as a tribute to our American spirit, and knew that we at AFBCA helped build that spirit. Over the coming years, we'll work to defend that spirit as a team, and we'll protect each other as well.

Big Picture	
Property available for reuse:	87,205 acres
Property deeded:	44,038 acres 50%
Property leased:	32,745 acres 37.5%
Total reuse:	76,784 acres 88%
New jobs:	48,278

Griffiss Growth Continues

By Carl Sahre, Regional Public Affairs Specialist, Division A

A \$42 million construction project is nearing completion for a new Rome Free Academy High School at the former Griffiss AFB in Rome, NY. The state of the art school complex will be ready for occupancy at the beginning of the next school year this fall. Cooperation between the school district, the Griffiss Local Development Corporation and the AFBCA has enabled swift completion of the new school project.

Two new buildings are also nearing completion at Griffiss. A new



Griffiss Business and Technology Park will soon be home for a cutting edge school, Rome Free Academy High School due to open this fall.

70,000-square-foot facility will house MGS Manufacturing/Hall Machine Systems. The manufacturing company

makes machinery used by the wire, cable and fiber cable industry. TRW Aeronautical, a subsidiary of TRW, Inc. is starting to move into their new 110,000-square-foot building. The new plant will be used to make aerospace components and industrial equipment for the petrochemical and power generating industries.

Work has also begun on a joint New York state/federal government project for construction and consolidation of a 105,800-square-foot addition to the Air Force Research Laboratory, Rome Research Site at Griffiss. This is a \$24.8 million project.

Policy Update

FFAs

Directions on Signing Federal Facility Agreements, DoD Memo, April 23, 2001: DOD Component Services may not include any post-ROD document in a Federal Facilities Agreement if it is not specifically included in the model FFA language. Prohibited documents include Remedial Action completion Reports, Site Closeout Reports, and Land Use Control Implementation Plans. However, this policy does not preclude preparing these documents where they are required, but they should not be considered "primary" documents.

RCRA
CERCLA

Air Force Pollution and Environmental Restoration and Cleanup Agreement, SAF/MIQ, April 16, 2001: The Air Force's fundamental objective is to reach a documented agreement with regulators which uses and preserves our "lead agency" status granted under CERCLA in our cleanups, and, where appropriate, integrates RCRA requirements and applicable state response laws at non-NPL bases, into CERCLA responses.

Policy Memorandum on Implementing the CERCLA Permit Exclusion, SAF/MIQ: It is Air Force policy that permits for environmental remedial activity required under other regulatory schemes will not be obtained for on-site response actions conducted under our CERCLA authority. Permits previously obtained for such actions will not be renewed or extended when they expire. The NCP mandates procedures that require regulators to identify substantive requirements that would otherwise be included in permits.

Permits

AFBCA/DR guidance document on Lead-Based Paint, May 2001: This document updates and revises our 1996 Interim Operating Procedures for Management of Lead-based Paint at our installations. It describes our requirements for evaluating, abating, managing, disclosing, and giving notice about information on lead-based paint and hazards when leasing or selling housing, residential property, and child-occupied facilities.

LBP

LUCs

AFBCA/DR Memo on Implementing DOD Land Use Controls (LUCs) Associated with Environmental Restoration Activities: This memo, due out soon, states how we will follow the DoD policy issued January 17, 2001. Our strategy is to integrate LUCs into our existing cleanup framework.



Todd Lanning, Castle BRAC Environmental Coordinator, explains Soil Vapor Extraction to the community during an open house to announce the startup of their largest SVE system. The system has over 25 extraction and monitoring wells and services two adjacent sites to remove trichloroethylene and petroleum contamination. Todd has accepted a position at Hickham AFB, in Hawaii.

Bergstrom ROL Closes, Three Retire

By Doug Karas, Regional Public Affairs Specialist, Division C

For some, going out of business means failure. For the Regional Operating Location at Bergstrom, it meant success. At a ceremony transferring 1,500 acres of land from the Air Force to the City of Austin, the Bergstrom ROL closed officially and its last three employees retired.

When the ROL was established in 1998, it was a team of nine. On September 27, at the ROL closing ceremony, Dick Pautz, Jo Coffey, and Penny Wheat retired, having successfully turned over the base.

Penny Wheat, the ROL's administrative assistant, retired with 23 years of federal service. Before coming to work with AFBCA at Bergstrom, she helped with the closure of the Air Force Reserve Wing on the base. "I'd been through closures before, and it helped me

understand the process," said Wheat. "Each closure is unique, though."

Jo Coffey, the ROL's real estate specialist, retired with just under 20 years of federal service. She came to Bergstrom in 1998 after working with the

"By every measure the conversion of Bergstrom Air Force Base into the Austin Bergstrom International Airport is a huge success. Dick and his team can be proud of their contribution to the Air Force and the Austin community."

Mr Albert F. Lowas, Jr

Air Force Reserve in Fort Worth. Prior to that assignment, Coffey worked for AFBCA at England Air Force Base. "Working for AFBCA is an education in itself," she said. "That's why I wanted to come back. Any time the map changed, it was exciting."

Dick Pautz, the ROL site manager, retired with 33 years of federal service. He came to Bergstrom in 1991 as the deputy base civil engineer, and became the AFBCA site manager in 1992. "Throughout the redevelopment, we worked hard to make sure airport construction could follow right behind remediation," said Pautz.

The fact that travelers were still going to the old airport a year after the Austin-Bergstrom International Airport opened is testimony to the speed of the conversion. However, while they were putting themselves out of business, they were building an enduring future.

"These people were my family," said Coffey.

Stakeholder- and RAB-Related Web Sites

Final report of the Federal Facilities Environmental Restoration Dialog Committee
<http://www.epa.gov/swerffrr/ferdcrpt/toc.htm>

RAB Resource Book
<http://www.dtic.mil/envirodod/rab/rabresource>

Management Guidance for Defense Environmental Restoration Program (DERP), Section L, Community Involvement and RAB Guidance, March 1998
<http://www.denix.osd.mil/denix/Public/ES-Programs/Cleanup/DERP/guide.html>

EPA Stakeholder Involvement Action Plan, December 1998
<http://www.epa.gov/ooaujeag/stakeholders/siap1298.htm>

New Round of Closures Approved for BRAC 2005



**Debra Dickson
Paralegal, Rosslyn**

I am excited. I became part of the BCA team well after the implementation of the first and second round of closures. I am looking forward to being involved in the process from the beginning this time. I know BRAC is a controversial issue, however, our nation's leaders have looked at the issue from all angles, and I support their decision that another round of closures is ultimately best for enhancing our nation's security.



**Jay Clark
Site Manager, Castle**

I would prefer the Brooks plan. I realize it would probably greatly reduce the role of AFBCA. However, it is probably a much smoother transfer between the Air Force and the community. I visited Brooks a couple years ago and met the two men who briefed Randell Yim. They started working with the city of San Antonio to develop a transition plan if Brooks AFB ever came out on a closure list. They asked what I thought about their plan. I told them it sounded like what eventually happens when a base closes, but with less politics along with a smoother transition for the community.



**Clarence King
Facilities Management, Kelly**

The recognition that we still need to align our basing structure with our force structure is gratifying. However, waiting until 2005 to start with the new round is going to work a hardship on this agency as well as DoD. We will be losing a lot of the expertise we developed since 1988 by the time the new round is implemented, and I'm afraid we will be stuck with reinventing the process.

On Jan. 10, President Bush signed the fiscal 2002 Defense Appropriations Bill during a ceremony at the Pentagon.

The appropriations bill provides the money to run the Defense Department. The fiscal 2002 authorization

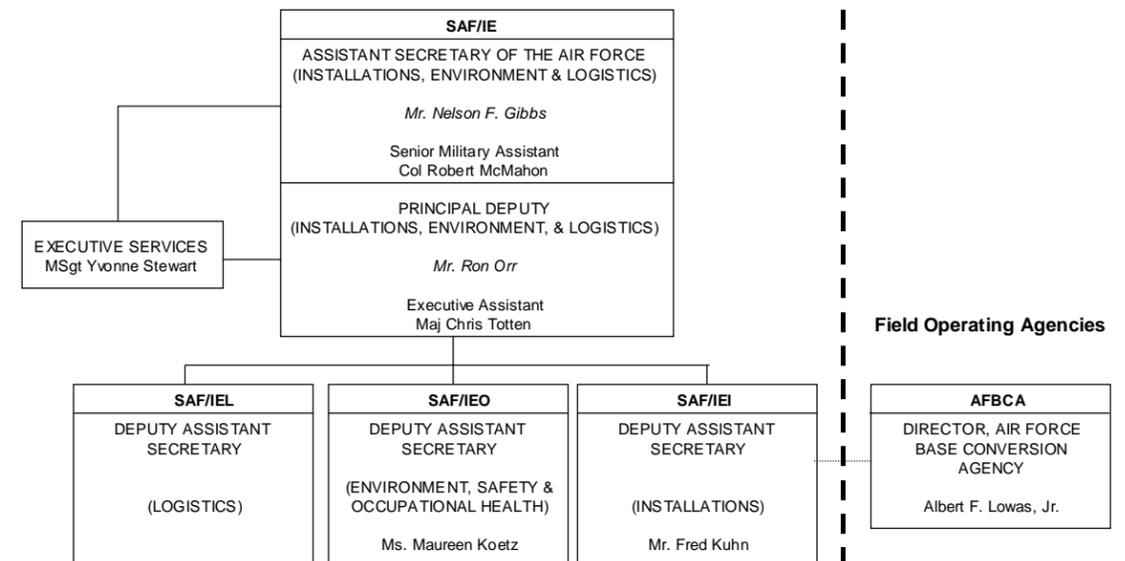
"The Air Force needs BRAC 05 so we can free up resources to meet the threats of the 21st century. We in AFBCA have renewed pressure to complete BRAC of the 90's so we will be able to focus on the next round. I know we are up to both challenges."

Mr Albert F. Lowas, Jr

act, signed into law at the end of December, gives DoD the authority to spend the money.

The authorization act includes provisions for a round of base closures, but with revised procedures to create a fair and objective process that places national security as the principal objective, closes loopholes, and ensures that BRAC decisions support military force structure and strategy. Furthermore, it delays the BRAC round until 2005 to ensure that the U.S. economy has time to recover, DOD has time to define its military strategy and requirements, and the federal government and U.S. military have time to adjust budgets so that up-front BRAC costs do not damage military modernization, readiness, or personnel requirements.

SAF/IE Coming Changes



Teamwork and Timing Open New Airport

By Doug Karas, Regional Public Affairs Specialist, Division C

Location. Location. Location. In real estate, it's key to success. But members of the Air Force Base Conversion Agency at the former Bergstrom Air Force Base would say timing is important, too.

"The city acquired 12,000 feet of runway for free, and saved about \$90 million," said Dick Pautz, AFBCA's site manager at Bergstrom, referring to the Austin city council's decision to make the base home to its new airport.

Four and a half years after the groundbreaking in 1994, the Austin-Bergstrom International Airport opened for business as a passenger and cargo airport. Last year, the success of the redevelopment was obvious when over 7.5 million passengers and 350 million pounds of cargo passed through the airport.

The airport's booming transformation was made possible through the cooperation of seven different agencies: the City of Austin, the Air Force Base Conversion Agency, the Air Force Center for Environmental Excellence, Air Force Reserve

Command, Air Combat Command, the U. S. Environmental Protection Agency, and the Texas Natural Resource Conservation Commission.

"It was a truly cooperative effort," explained Pautz. "The TNRCC and the EPA made



Austin-Bergstrom International Airport, on the former Bergstrom, in Austin, TX., is the first U.S. conversion of an Air Force Base to a commercial airport since the end of the Cold War. The City of Austin owns the airport. It's \$581 million construction was financed by revenue bonds and 25% by federal grants.



Austin-Bergstrom
International Airport

suggestions that let us reduce the number of wells we drilled by a third, which put us ahead of schedule without losing the integrity of our data."

Additionally, the Bergstrom Regional Operating Location worked closely with the city to improve efficiency and ensure environmental cleanup didn't delay airport construction.

At one point during the redevelopment, AFBCA needed soil for landfill caps, while the city was clearing a hill at the end of a newly built runway. The soil was sampled and then transferred from the city to AFBCA for the landfill caps.

"The city gave us their list of construction priorities, and then we compared that to our cleanup priorities," said Pautz. "If there were conflicts, we found workarounds."

At a ceremony, on September 27, the Air Force transferred the deed to 1,500 acres of land at Bergstrom to the city, marking the transfer of almost 2,700

acres. This ceremony also marked the official closing of the Bergstrom ROL.

Carswell; Fort Worth, TX. – Carswell Field. Achieved Last Remedy in Place.

staff to locate on the former base, the start of a new university campus in Merced.

several deeds for EDC property totaling more than 18 acres and 4 facilities.

Castle; Atwater, CA. – Castle Airport Aviation and Development Center.

Merced County officials broke ground for nearly \$6 million in upgrades at Castle. Work includes installation of 4.5 miles of fiber optic cable, improvement of the existing copper-line infrastructure, establishing a video conferencing center, and demolition of 43 buildings. The project clears the way for the first contingent of University of California

England; Alexandria, LA. Achieved Last Remedy in Place.

Griffiss; Rome NY. – Griffiss Business and Technology Park. A groundbreaking ceremony was held for the industrial park's new parkway construction.

Grissom; Peru/Bunker Hill, IN. – Grissom Aeroplex. AFBCA completed

March; Riverside, CA. – March Inland Port. A veteran's rehabilitation consortium, U.S. Vets, solidified a multi-million dollar Federal grant to open a 400 patient facility and culinary training center in former dormitories and dining halls. A thirty-day turn around on a Finding of Suitability to Lease, permitted the lease agreement with the LRA.

AFBCA Completes Major Texas Land Transfer - Reese

By Doug Karas, Regional Public Affairs Specialist, Division C

The Air Force decided approximately 1,700 acres of former Reese Air Force Base property to the Lubbock-Reese Redevelopment Authority on October 5. To date 2,370 of 2,987 acres (80%) have been transferred to the redevelopment authority. The latest property transfer includes the airfield and a tract known as the former Hurlwood area.

The Lubbock-Reese Redevelopment Authority plans to create a Master-Planned Research and Business Park. The property consists of two runways 10,500 feet in length, one 6,500 foot-long runway, a golf course, and numerous structures.

Major tenants include Texas Tech's Institute of Environmental and Human Health, Wind Engineering



Reese team included Chris Morriss, BEC; C. Diane Bailey, Realty Specialist; and Paul Carroll, SM. Others from AFBCA that worked the deed included: Stephen Jones; Larry Leehy, PM; Joan Johnson; Felix Amerasinghe; and Dominic Frinzi.

Studies, and Advanced Vehicle Research; South Plains College with over 3,000 students; and the Lubbock Police Academy.

The Air Force has spent over \$50 million to install and operate environmental cleanup systems at Reese since it closed in 1997. The Air Force conducts the cleanup for property reuse by the

Lubbock community and maintains the deed until cleanup systems are in place and operating successfully. Once environmental regulators agree that the systems are successfully removing contamination, the property can be transferred.

Reese AFB was designated for closure in November 1995. Following closure, the Air Force Base Conversion Agency accelerated environmental cleanup activities. Air Force environmental experts worked with state and federal regulators to design systems to clean up groundwater contamination left from solvents used for aircraft maintenance. Two pump-and-

treat systems at Reese were expanded to remove contaminants from groundwater. A soil vapor extraction system was installed to remove fuel contaminants from underground soils, and a landfill cap was constructed to prevent migration of contaminants. Reese achieved Last Remedy in Place September 1999.

McClellan; Sacramento, CA. – McClellan Park. The Central Valley Regional Water Quality Control Board disputed a Proposed Plan for groundwater cleanup. The Alternate Dispute Resolution process progressed to the highest level, with a satisfactory resolution for all participants.

AFBCA completed construction of a tent to protect excavation for cleanup of a former landfill containing radiological waste. In October, Department of Energy environmental

engineers visited the site, initiating a crossfeed session on radiological cleanup.

Pease; Portsmouth, NH. – Pease International Tradeport and Airport. According to a report produced by RKG Associates, "Pease is the single-most successful redevelopment since 1988, recovering more jobs than any other base. The Pease Development Authority website boasts the creation of 6,000 jobs, with additional commitments to bring the total to more than 10,000 jobs.