

RIVERBANK ARMY AMMUNITION PLANT BASE REUSE PLAN



Riverbank Local Redevelopment Authority | October 30, 2008



DESIGN, COMMUNITY & ENVIRONMENT

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**Approved by the Riverbank Local Redevelopment Authority
on October 30, 2008.**

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I INTRODUCTION

When the Riverbank Army Ammunition Plant (RBAAP) was selected for closure as part of the Base Realignment and Closure (BRAC) 2005 round, the community of Riverbank lost not only a source of high-quality jobs, but to some extent, a sense of security and identity. The RBAAP had, after all, been a preeminent fixture in the City of Riverbank for more than six decades. The Riverbank Local Redevelopment Authority (LRA) was formed to help guide the City through the BRAC reuse process. The Department of Defense recognizes this local redevelopment authority as the entity responsible for taking into account the goals and needs of the community and creating a redevelopment plan for the closed facility before the property is transferred for redevelopment. This chapter provides background about RBAAP's site and location, describes the BRAC process and briefly summarizes the Base Reuse Concept contained in this Plan.

A. *RBAAP History*

RBAAP is a federal, government-owned, contractor-operated industrial installation under the jurisdiction of the U.S. Army. The Plant, located at the southeastern edge of the city, began operation in 1943 as an aluminum reduction plant supplying military requirements. It closed in 1944 and was used for storage during the eight years that followed. In 1952, the Norris Thermador Corporation, now known as NI Industries, Inc. (NI), was contracted by the U.S. Army to manage the property and produce ammunition supplies for use by the military. As production waned, NI was permitted to lease excess space on the site to private tenants through the U.S. Army's Armament Retooling and Manufacturing Support (ARMS) program. Tenants are mostly involved in light and heavy industry, including plastics recycling, steel rebar coating, filtration systems manufacturing and oil recycling (see Appendix A for more detailed information on current RBAAP tenants).

RBAAP is in a state of transition and the change of ownership from federal to local and/or private ownership will affect the City of Riverbank in several ways. The reuse of the property is expected to create a diverse industrial and manufacturing center where entrepreneurship, opportunity, environmental



consciousness and local economic growth will thrive. The RBAAP Reuse Plan addresses the opportunities and challenges by creating a thorough and responsive redevelopment plan. The Plan proposes a strategy to transform the site into a vibrant facility that retains and grows existing businesses, attracts new businesses and establishes a new "green" economic cluster for long-term regional job growth.

B. RBAAP Site Location

RBAAP is located in Riverbank, a growing city of 21,757 people in Stanislaus County, 5 miles northeast of the City of Modesto, the county seat. It is located approximately 90 miles east of Oakland and 70 miles southeast of Sacramento, and connected to these and other California cities by highways and rail. Figure 1-1 shows Riverbank's location within the region.

RBAAP is composed of two non-contiguous sites, totaling 173 acres, as shown within the city context in Figure 1-2. It is one of the few fully developed industrial areas in the city. The Main Site, located at the southeast portion of the Riverbank City limits, comprises 146 acres and contains 191 structures, including the original aluminum smelting plant and military installation, as well as several structures that have been added since the early 1950s. The 27-acre Evaporation/Percolation Ponds Site is located just north of the City limits. It functions as an evaporation and percolation pond for the treatment of industrial wastewater.

C. Riverbank & Regional Economic Conditions

This section briefly analyzes demographic and economic trends for Riverbank, as well as trends for the Modesto Metropolitan Statistical Area (MSA) or Stanislaus County, as defined by the U.S. Census Bureau and a larger two-county region including Stanislaus and San Joaquin Counties.

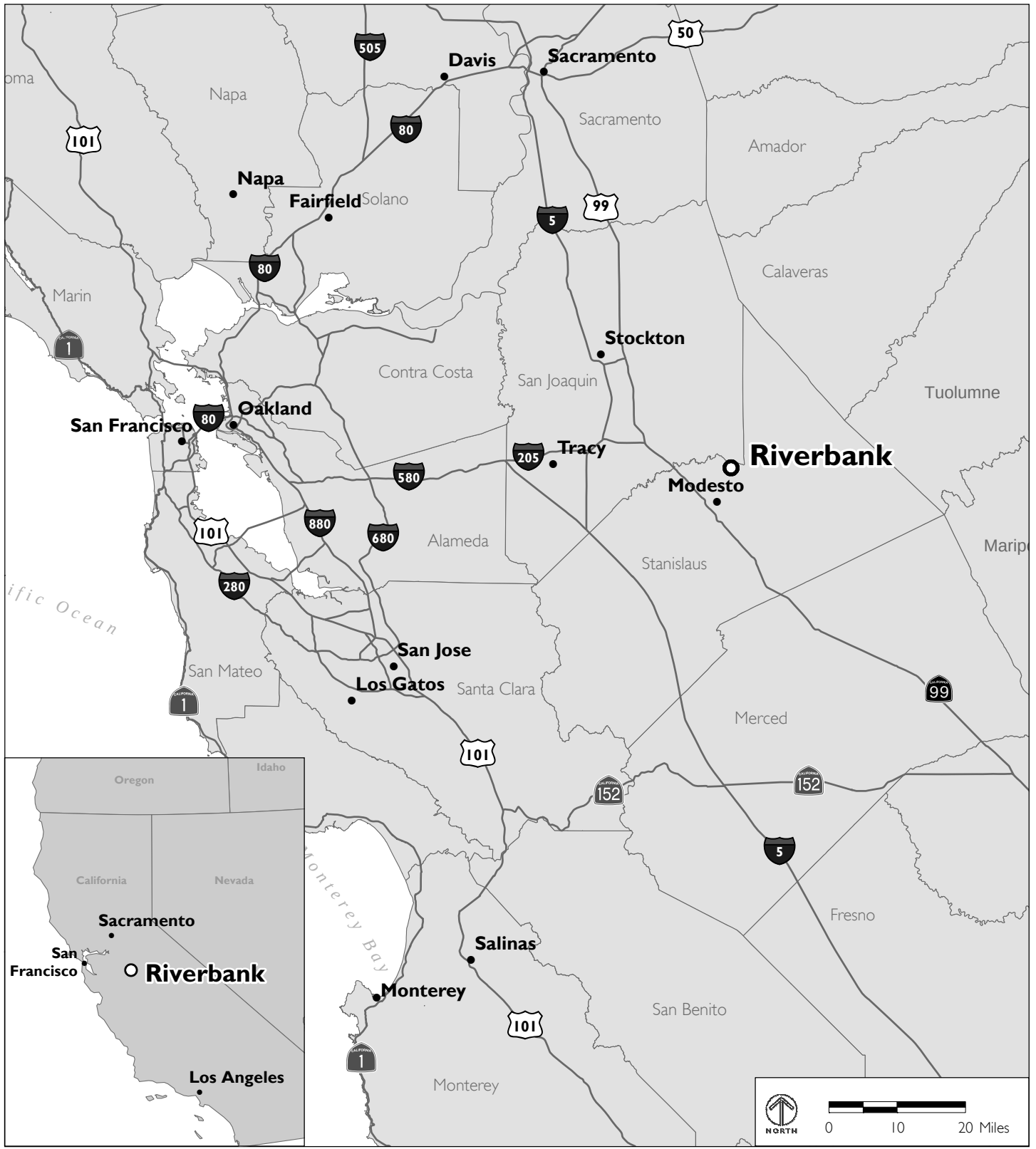


FIGURE I-1

REGIONAL LOCATION

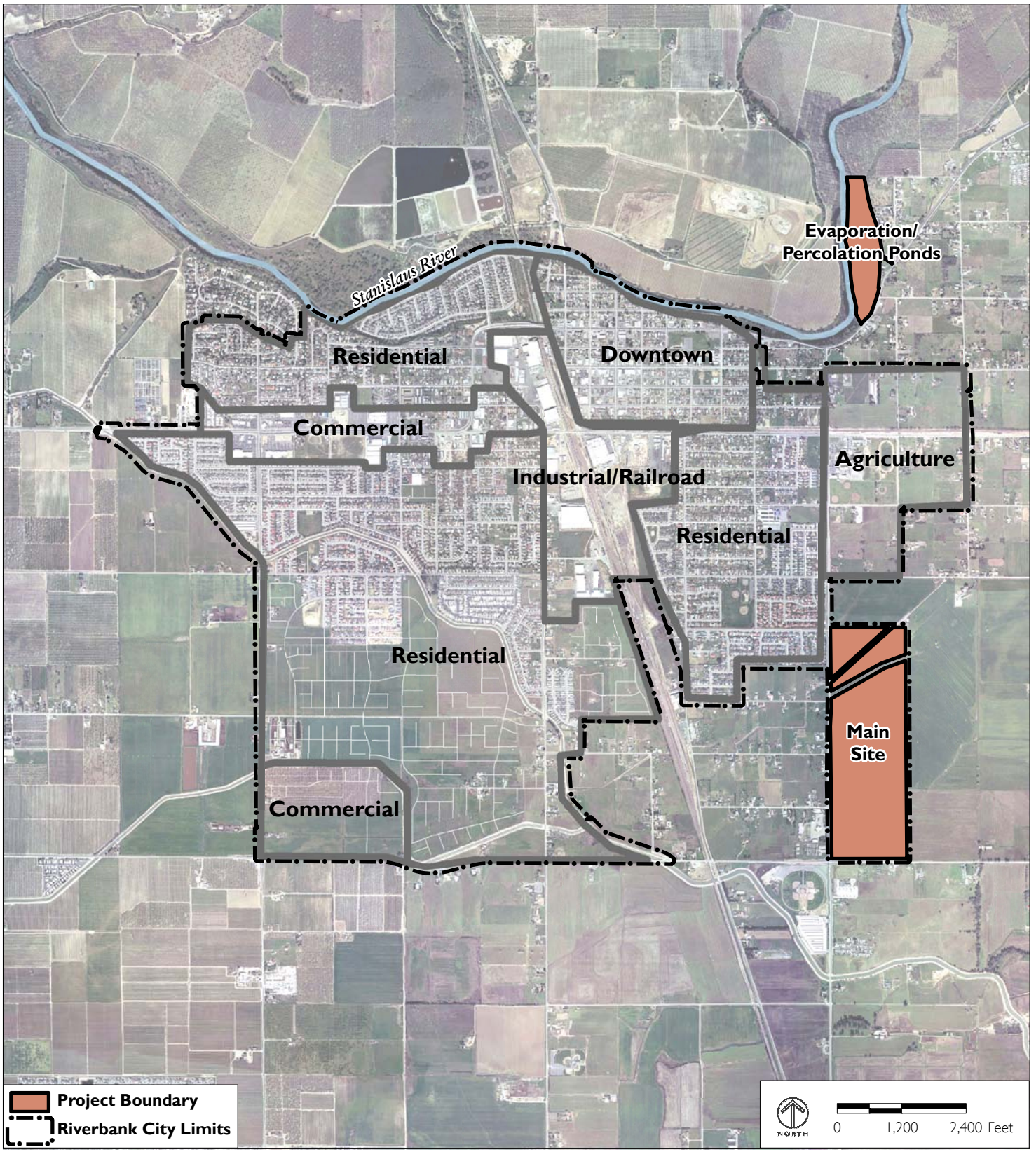


FIGURE I-2

PROJECT SITES AND TYPICAL EXISTING LAND USES

1. Population

Riverbank's population of 21,757 grew by just under 6,000 persons (37 percent) between 2000 and 2008.¹ Riverbank's population growth rate was relatively rapid compared with the Modesto MSA and the two-county region, which grew approximately 14 percent and 17 percent, respectively, during the period.

2. Income

Riverbank's annual median household income at \$52,964 is significantly higher than either the MSA (\$45,928) or the region (\$46,651).² Lower income households tend to be less concentrated in Riverbank than in the MSA or the region. In 2006, approximately 25 percent of all Riverbank households had incomes below \$35,000, compared to 38 percent of the regional households.

Overall, the household income data suggest that Riverbank has attracted a largely "middle-income" population, and the proportion of affluent households is similar to that in the surrounding region, with large numbers of workers commuting outside the area to work.

3. Employment

One of the most striking aspects of the current employment data is the relatively high unemployment rate for Riverbank, at 11.7 percent in 2000 and increasing to 15.5 percent in September 2008.³ This rate is substantially higher than the Modesto MSA (10.5 percent) or the two-county region, and dramatically higher than the unemployment rate for the State of California in 2008 (7.5 percent) or the U.S. (6.1 percent).

Workforce education and skill competency are issues affecting employment viability. Stanislaus County's economy has long been agricultural. This carries with it factors such as: high national and international levels of crop production and market share, seasonal employment and labor force shifts, low

¹ State of California Department of Finance, January 2008.

² Claritas, 2007.

³ California Employment Development Department, September 2008.

wages, dependence on weather and natural conditions, and intervention of national and international markets and trade agreements.

4. Regional Industry

Overall, while both the Modesto MSA and the two-county region geographies increased total jobs, the Modesto MSA lagged behind the two-county region in total rate of job growth: 7.9 percent increase in Modesto MSA compared to 9.4 percent for the two-county region.

In the Modesto MSA, the largest job sectors include Trade/Transportation, Government, and Manufacturing. While Trade/Transportation and Government have both grown during the past six years, Manufacturing declined by 3.5 percent, reflecting statewide and national trends. However, it is important to note that the two-county region experienced a more substantial decline in the Manufacturing sector (8.2 percent) than did the Modesto MSA. Education/Health and Leisure/Hospitality appear to be the most rapidly growing employment sectors in the Modesto MSA.

5. Riverbank Industry

The most recent data available on employment by industry for Riverbank is from the 2000 census data. Manufacturing and Education/Health/Social Services were the two largest industry sectors in Riverbank. Manufacturing was the largest single industry sector in Riverbank in 2000, constituting 27 percent of total jobs, a substantially higher concentration than the Modesto MSA for the same time period. The Education/Health/Social Services sector employed the next largest number of workers, followed by Retail Trade. These data underscore the importance of manufacturing to the strength of the Riverbank economy, and the need to mitigate any negative impacts of the RBAAP closure on local employment.

6. Commute Patterns

Data from the U.S. Census' 2000 Transportation Planning Package details Riverbank commuter flows by resident place of work. In 2000, only 17 percent of all employed residents of Riverbank also worked within the City,

with the remaining 83 percent commuting to places of work outside of the city. Of these commuters, most worked within Stanislaus County, including 30 percent commuting to Modesto. As Modesto's economy expands and developers construct more housing in Riverbank, the proportion of residents commuting to Modesto and elsewhere outside of Riverbank is likely to remain high unless Riverbank's job base expands.

D. Base Closure Process and Requirements

The Base Realignment and Closure Commission (BRAC), convened by the U.S. Congress in 2005, made recommendations for closing a number of United States military bases. This round of closure, the fifth since the base closure process was initiated in the early 1990s, is referred to as "BRAC V" or "BRAC 2005." In this current BRAC round, it was determined that RBAAP's manufacturing operations overseen by NI should be relocated to the Rock Island Arsenal in Illinois. The decision to close RBAAP became law in December 2005.

Most of the federal laws and regulations that impact military base closure transition and reuse are summarized or referenced in the Base Redevelopment and Realignment Manual (BRRM), published by the Department of Defense in 2006. The federal government and the Department of Defense recognize a local redevelopment authority as the entity responsible for creating a redevelopment plan for closed facilities before property is transferred for reuse and development.

The Office of Economic Adjustment (OEA) initially recognized the City of Riverbank and the Stanislaus County District 1 Supervisor as the LRA responsible for creating the redevelopment plan. The City of Riverbank alone was subsequently recognized as the LRA in January 2008.

Key steps for the Department of Defense during the reuse process include:

- ◆ Identify surplus equipment available to the LRA.
- ◆ Analyze environmental conditions on the site.
- ◆ Provide technical assistance with the Reuse Plan.
- ◆ Complete federal environmental review of the Reuse Plan.
- ◆ Determine the appropriate method of property disposal.

Key steps for the Department of Housing and Urban Development during the reuse process include:

- ◆ Review the Reuse Plan for compliance with federal requirements.
- ◆ Approve the Homeless Submission.

The LRA may complete the following steps during the reuse process:

- ◆ Prepare the Reuse Plan.
- ◆ Identify and recommend appropriate disposal mechanisms to implement the reuse plan.
- ◆ Initiate interim reuse.
- ◆ Receive conveyances of property.
- ◆ Solicit and oversee private sector lease and/or purchase of property.
- ◆ Transfer surplus assets to private long-term lessees and/or buyers.

In past BRAC rounds, the Department of Defense has conveyed property to communities for public purposes or to better enable local communities to set the stage for “economic recovery” during the closure transition. A conveyance of real property or real estate from the military enables the LRA to manage the process of disposition for maximum community benefit. The U.S. Department of Defense is responsible for the remediation of contamination that occurred prior to conveyance, pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, or CERCLA⁴, and does not make the LRA or the City government liable for environmental contamination on the site.

⁴ 42 USC §9601 et seq.

The LRA may also pursue a process of “early transfer” of land and buildings before all environmental remediation has occurred on the site. The early transfer process involves a contract between the U.S. government and the LRA, and concurrence from the state’s governor. For property listed on the National Priorities List (NPL), the agreement must be approved by the Environmental Protection Agency (EPA). This process transfers the oversight of the cleanup efforts from the EPA to the California Department of Toxic Substances Control (DTSC).

Completion of the Reuse Plan is key to the disposal process. Once the community has finalized the Reuse Plan and submitted it, the federal government will prepare an environmental assessment as required by the National Environmental Policy Act (NEPA). The environmental assessment may consist of an Environmental Impact Statement (EIS) if it is determined that the base reuse process would significantly affect the environment, or an Environmental Assessment (EA)/Finding of No Significant Impact (FONSI) if the base reuse process is expected to have minimal environmental effects. The City will also review the project and prepare an environmental review document as required by the California Environmental Quality Act (CEQA).

Along with determining the future reuse and mitigating any constraints on the property, the BRAC process also allows the LRA to set forth its recommended plan for transfer from federal authority to a state or local jurisdiction. This is done through various conveyance mechanisms. The conveyance mechanism is often key to the successful implementation of the community Reuse Plan. There are several mechanisms available, and each conveyance method has its benefits and drawbacks depending on the circumstances of the transfer and the goals of the LRA and the community. The most common conveyance mechanisms are:

- ♦ **Public Benefit Conveyance (PBC).** This mechanism is available for real property that serves a public benefit, as defined by federal law. Typical PBCs include airports, hospitals, schools and parks, and must be applied for by the LRA and approved by the relevant federal agency (for example, the Federal Aviation Administration for airports). Under federal law, the

Reuse Plan must also request a specific type of PBC for conveyance of any facilities that will be used by homeless service providers, or explain why the Reuse Plan does not propose to accommodate homeless service providers.

- ◆ **Economic Development Conveyance (EDC).** This method of transfer allows the LRA to obtain all or large portions of real property with favorable terms and conditions, and may, under certain circumstances, be for less than fair market value. An EDC is designed to allow for economic development (for example, the creation or retention of jobs). The LRA must apply for this type of conveyance and demonstrate in its application how the value adjustment (low-cost or no-cost) will support job creation or retention.
- ◆ **Public Sale.** There are several options for public sale allowed under BRAC law. The military may choose to sell the property in the marketplace via negotiated purchase, sealed public bid, or by public auction. The site may be sold in the private marketplace, or the military may negotiate a fair market value sale to the LRA.
- ◆ **Military Construction (MILCON) Exchange.** The Army can also utilize an alternative to action known as MILCON, which involves exchanging the real property for construction services at another military base. In these cases, land use entitlements become the community's primary method of controlling the ultimate use of the site.

For RBAAP, the Riverbank LRA has chosen to pursue a combination of conveyance methods. An EDC and public sale are recommended for most of the property. The LRA is also requesting a PBC to accommodate the future widening of Claus and Claribel Roads. More details about property conveyance are contained in Chapter 4 of this Plan.

E. Overview of the Planning Process

After constituting the LRA, a planning team was assembled to prepare a redevelopment plan. The team consisted of four consulting firms and the City's Economic Development Department. The consulting firms involved are:

- ◆ **Design, Community & Environment** – Provided land planning services and facilitated public involvement
- ◆ **Earth Tech** – Provided engineering and environmental services
- ◆ **Bay Area Economics** – Provided market, financial and economic analysis
- ◆ **Kutak Rock** – Provided legal support

As shown in Figure 1-3, the planning process began in May 2006, with the solicitation of Notices of Interest from homeless service providers, followed by a Homeless Outreach Workshop in December 2006. Work on the Base Reuse Plan began in March 2007, with initial kick-off meetings between LRA staff, its consultants and representatives of the Army. These meetings were followed by tours of the facility and initial planning for community and stakeholder events.

The first stakeholder meeting was held on May 9, 2007. Representatives from each of the current RBAAP tenant businesses were invited to attend the stakeholder meeting, along with representatives from the Army, the City of Riverbank and the City's consulting team. The purpose of the first stakeholder meeting was to explain the BRAC process, identify the opportunities and constraints faced at the site, address any tenant concerns and solicit feedback on tenants' desires for the future of the RBAAP site. A second stakeholder meeting was held on July 11, 2007. This meeting focused more on detailed issues such as the groundwater contamination on the site, the timeline for remediation of the site, future land uses and infrastructure.

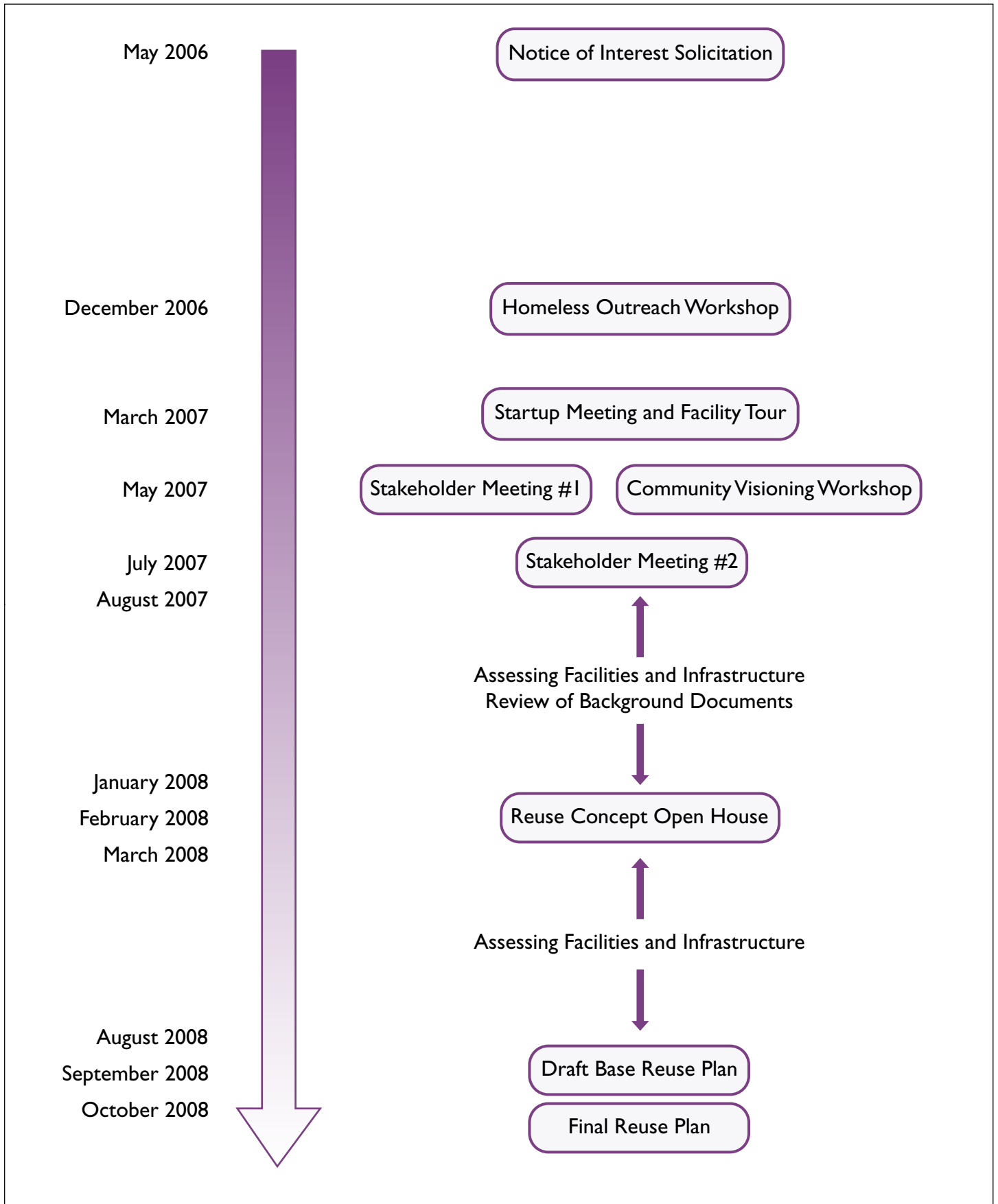


FIGURE I-3

A community workshop was held on June 7, 2007, between the first and second stakeholder meetings. The public was asked to provide their vision for the future of the site. The workshop was useful in solidifying the community's vision and generated goals that were appropriate for the site.

On February 25, 2008, an open house was held to review the preliminary alternative plans proposed for the reuse of the RBAAP site. The open house was informal and allowed members of the public to view the alternatives and ask questions before the LRA chose a preliminary preferred alternative. Existing business tenants at RBAAP were also invited to view and discuss the alternatives. Later that evening, the LRA held a formal public hearing to receive direction from the LRA on the preliminary preferred alternatives presented and select the community's preference.

The Base Reuse Plan was posted on the City's website on September 15, 2008. A public presentation of the Draft Reuse Plan was held on September 18, 2008, and also included public tours of the installation. The presentation on the Draft Reuse Plan was enthusiastically received by the approximately 100 individuals in attendance. Attendees included residents, LRA officials, Stanislaus County officials, Congressional staff, current business tenants, prospective businesses and employees, real estate officials, and consultants. Subsequent public meetings and hearings provided substantial opportunity to receive feedback regarding the Reuse Plan. Public meetings were held on September 22, 2008, and October 27, 2008, with a final public hearing on October 30, 2008. Public comments, both oral and written, were responded to and, where appropriate, integrated into the final Reuse Plan. (See Appendix B for a summary of the public comments received.)

F. Outreach to Homeless Service Providers

The LRA undertook an exhaustive outreach process to accommodate homeless service providers. The *Guidebook on Military Base Reuse and Homeless Assistance* states:

“The redevelopment plan must explain the proposed reuses of the military installation and how this reuse will achieve a balance in responding to the community’s needs. No specific format is required; it may include statistics, graphics, maps, narrative descriptions, or other materials.”⁵

While no strict outline is required, the LRA must submit the following three items as part of a comprehensive Reuse Plan:

- ◆ The redevelopment plan.
- ◆ The homeless assistance submission.
- ◆ A summary of public comments on both documents.

With respect to the homeless assistance submission, the LRA made a significant effort to conduct outreach to representatives of the state and local agencies interested in potential public conveyances, as well as representatives of potential homeless service providers. This outreach occurred in tandem with the ongoing development of the Base Reuse Plan, and other redevelopment activities associated with the closure of the installation.

Great care was taken to ensure that the broadest, most comprehensive list of potentially interested parties was developed and used. Formal notices were mailed, emailed and contacted with the assistance of several agencies, both state and local. The LRA also actively utilized HUD field staff for technical assistance on outreach to representatives and for guidance in identifying homeless service providers operating in the vicinity of the installation.

In accordance with base closure law, the LRA solicited Notices of Interest (NOI) from State and local governments, representatives of the homeless and other interested parties regionally. The LRA conducted both formal and informal solicitation of notices of interest. The LRA also provided a 30-day opportunity for verbal and written comments to be provided by homeless

⁵ U.S. Department of Housing and Urban Development, May 2006.

service providers regarding the draft application requirements and to review criteria prepared for the effort.

An outreach workshop was held in December 2006 for interested representatives of state and local agencies and homeless service providers. Federal laws and rules related to the screening and application process were presented and discussed and an opportunity to tour the facility was extended. During the outreach process the LRA received one NOI application.

The LRA worked with the applicant on several occasions and met with the applicant to review and clarify requirements prior to NOI submission. Subsequent to submission, the LRA requested additional documentation to support and strengthen the NOI request. HUD staff was consulted numerous times during the process to provide guidance and ensure proper protocols were followed.

An LRA-appointed panel reviewed the NOI based on HUD-recommended criteria which included completeness, financial stability of the organization, feasibility of the plan and readiness, among other criteria. After evaluation, the panel prepared a recommendation for the LRA's consideration on the NOI. A public hearing was scheduled to solicit public input on the submitted NOI. The applicant did not attend and no comments were received, either for or against. At the regularly scheduled January 28, 2008 LRA meeting, the applicant was denied consideration.

Due to the denial of the sole NOI received, no legally binding agreements were necessary.

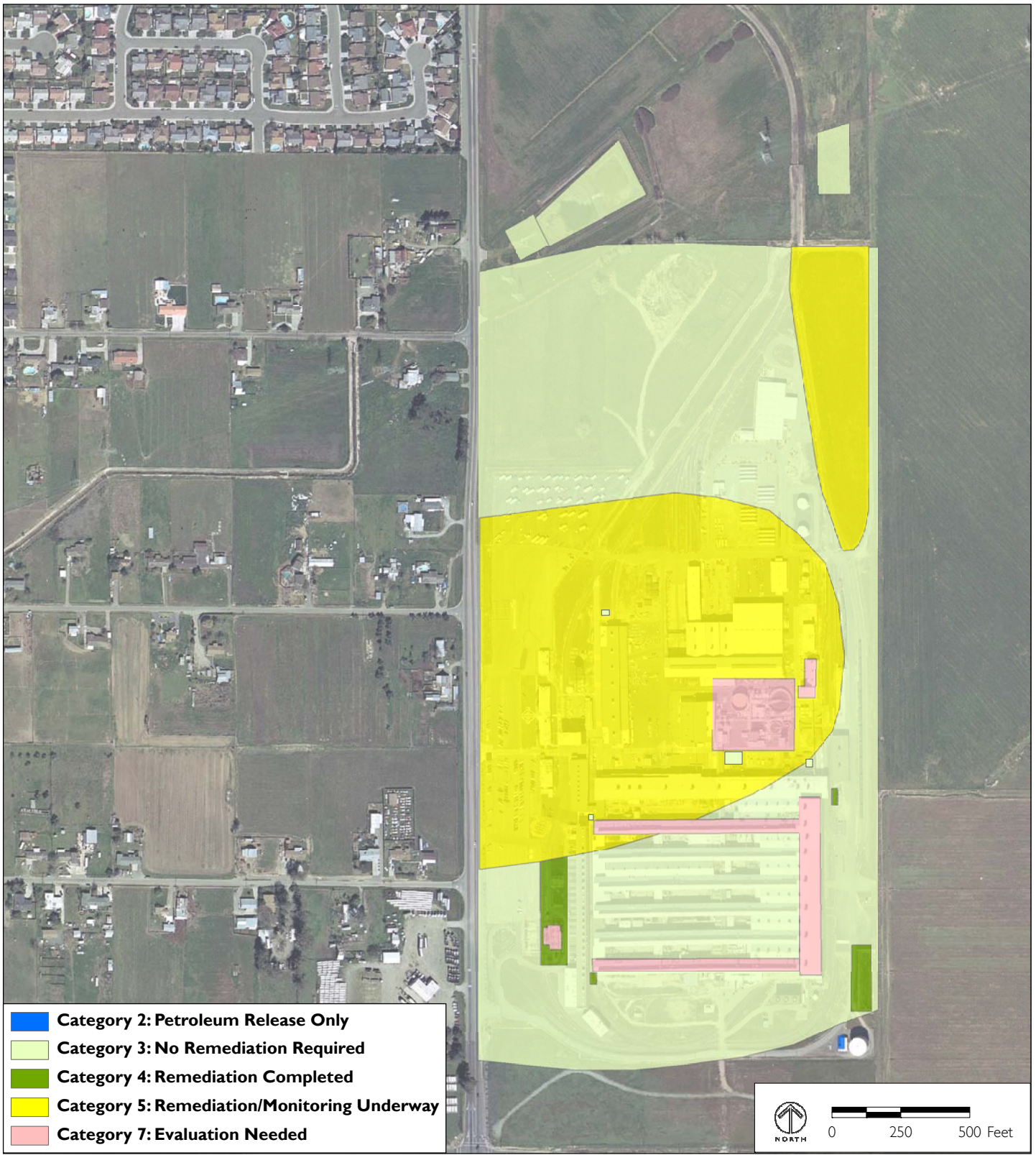
G. Remediation of Contamination

RBAAP is currently listed as a federal Superfund site due to groundwater contamination and other pollutants at the site. A primary goal of this Base Reuse Plan is to create a framework for addressing pollution on the site and that leads to removal of RBAAP from the Superfund site list. Some remedia-

tion has already occurred and further remediation is planned for the future. Additionally, there are areas and buildings on the RBAAP site that still require investigation and study to determine the extent of contamination. Unknown or unidentified environmental conditions uncovered at a later date could prove too costly and/or detrimental to the implementation of the Re-use Plan. Therefore, it is essential that an environmental strategy be devised by the Implementing LRA prior to conveyance to address future environmental liabilities.

As shown on Figure 1-4, there are several different levels of contamination on the site. The most significant contamination issue is a plume of subsurface groundwater contamination that contains chromium and cyanide; the plume resulted from past spills at RBAAP's Industrial Wastewater Treatment Plant (IWTP). While the defects that caused the spills have been corrected, further treatment is required to remediate the contamination to State and federal standards. There are also other areas with less significant contamination issues, some of which limit where future development can occur. Areas within the RBAAP site were divided into the following seven categories:

- ◆ **Category 1.** No contamination.
- ◆ **Category 2.** Areas where only the release of petroleum has occurred.
- ◆ **Category 3.** Areas where contamination has occurred at a level that requires no further remediation.
- ◆ **Category 4.** Areas where sufficient remediation has already taken place and no further action is necessary.
- ◆ **Category 5.** Areas where contamination has occurred and remediation is underway, but further action or ongoing monitoring is required.
- ◆ **Category 6.** Areas where contamination has occurred, but for which no remediation effort has been implemented (no Category 6 sites were identified at RBAAP).
- ◆ **Category 7.** Areas requiring further assessment.



Map highlights the status of contamination assessments within RBAAP's boundaries.

Source: CH2M Hill, 2006; CH2M Hill, 2008.

FIGURE I-4

ENVIRONMENTAL REMEDIATION REQUIREMENTS

The *Environmental Condition of Property Phase I Report*, published in November 2006, describes the degree of remediation needed on the site and identifies areas and buildings that require further assessment.⁶ Some of these areas and buildings were assessed in 2007, resulting in the publication of a *Site Investigation Report* in March 2008. The document reports the findings of additional assessment and identifies those areas and buildings for which no further assessment is necessary.⁷

The contamination at RBAAP greatly limits the land uses that are appropriate on the site. Remediation is expected to be conducted with the goal of ensuring continued safe use of the site for industrial or other non-residential purposes. Subsequent chapters of this document provide more detail on contamination, schedules for remediation and remediation responsibilities.

H. Summary of Base Reuse Concept

The Reuse Plan presents a conceptual vision and policy framework for the site's development. The reuse of RBAAP provides an excellent opportunity for the City of Riverbank to enhance its economic base and create a unique industrial park. The foundation of the base reuse concept is the retention of current tenants, which are providing much-needed jobs in the City of Riverbank. The LRA is adamant about supporting and accommodating current tenants in their plans for expanding their operations during the transition process. These steps include providing economic assistance and ensuring that any equipment or fixtures these businesses are currently using are retained with the installation and available for reuse. Despite changes in ownership or facility use management, it is imperative that the operations of current tenants experience only minimal interruption in day-to-day activity during and after conveyance. The existing business tenants on site are in the process of

⁶ CH2M HILL, 2006, *Environmental Condition of Property Phase I Report*, U.S. Army Corps of Engineers, page ES-15.

⁷ CH2M HILL, 2008, *Site Investigation Report*, U.S. Army Corps of Engineers, pages 4-1 to 4-8.

forming a tenants association in an effort to ensure their collective voice and respective business interests are heard throughout the reuse and redevelopment process. The resulting Reuse Plan has taken these issues into consideration. Figure 1-5 shows the current locations of existing tenants at the RBAAP site.

New tenants at the RBAAP site are expected to locate in existing buildings and on the vacant, developable areas of the site. Considering the emerging importance of sustainability and increased market support for green energy technologies and environmentally-friendly products, the LRA has prioritized the attraction of “green businesses” that contribute to an overall goal of reducing waste and pollution. The Reuse Plan envisions a diverse industrial and manufacturing center that supports entrepreneurship, opportunity, environmental consciousness and local economic growth. RBAAP’s future owner can integrate the rising tide of “green” investment and innovation with improvements in efficiency and sustainability for traditional businesses. The Reuse Plan focuses on attracting new and emerging businesses, but still accommodates traditional industrial businesses that wish to locate at the site.

I. Overview of the Base Reuse Plan

This document provides the LRA’s proposed strategy for the civilian reuse of RBAAP. It consists of the following chapters:

- ◆ **Chapter 2, Vision, Goals and Objectives:** This chapter describes the vision for the reuse of the RBAAP facility and provides clear goals and objectives to achieve this vision.
- ◆ **Chapter 3, Base Reuse Concept:** This chapter details the overall Base Reuse Concept, focusing on land use, circulation, community character, utilities and infrastructure, and security.
- ◆ **Chapter 4, Property Disposition and Conveyance:** This chapter describes the LRA’s preferred method of transferring the property from the federal government.

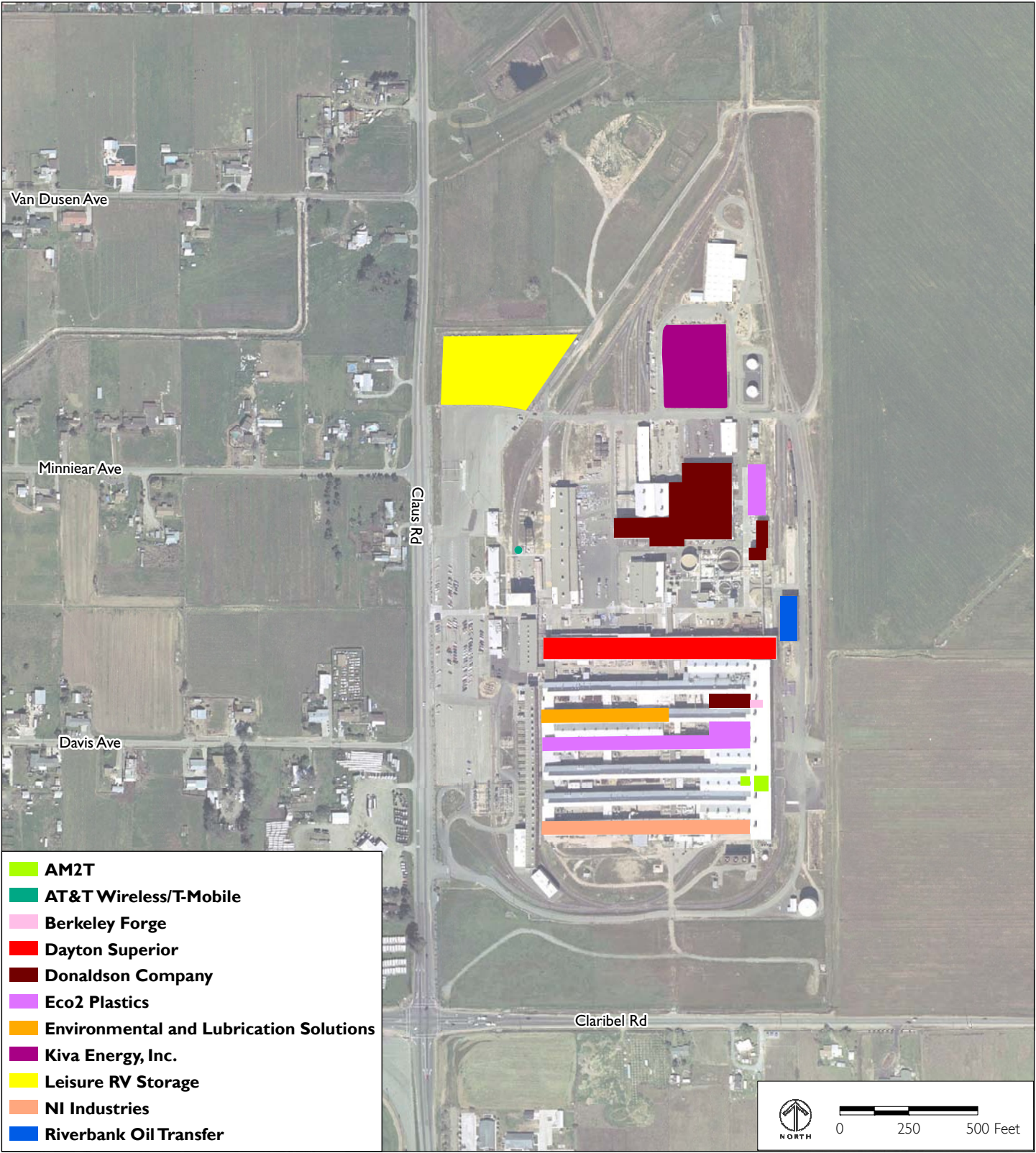


FIGURE I-5
CURRENT TENANTS

- ◆ **Chapter 5, Implementation and Next Steps:** This chapter provides guidance for successful implementation of the Base Reuse Plan.
- ◆ **Appendix A, Tenant Profiles:** This appendix provides a brief description of the current RBAAP tenants and their activities.
- ◆ **Appendix B, Summary of Public Comments:** This appendix summarizes the public comments that were received on the Draft Base Reuse Plan.
- ◆ **Appendix C, Equipment to Remain After Conveyance:** This appendix provides a table listing all Army-owned equipment the LRA intends to purchase on behalf of the tenants.
- ◆ **Appendix D, Existing Buildings at RBAAP.** This appendix provides information about the current use and condition of RBAAP's existing buildings.

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
BASE REUSE PLAN
INTRODUCTION

2 VISION, GOALS AND OBJECTIVES

This chapter provides the vision, goals and objectives for the Base Reuse Plan. They were developed with input received from members of the Riverbank community, current and prospective RBAAP tenants, and the LRA after extensive stakeholder meetings, community workshops, open houses, public hearings, and facility site tours and presentations. As outlined in Chapter 1, the Base Reuse Concept described in this Plan is designed to fulfill the community's vision, goals and objectives.

A. *Vision*

The City of Riverbank's adopted Vision Statement envisions that:

Riverbank in 2025 has a small-town character where residents can live, work and play locally. The City has a thriving downtown that offers a variety of retail opportunities and services, and functions as the social and cultural heart of the community. **Riverbank has a healthy and diversified industrial base served by its railroad, safe and walkable/bikeable neighborhoods, and a wide range of employment and housing opportunities for its diverse population.** Although we welcome automobiles, Riverbank is a place for PEOPLE. Those who choose not to drive can easily and safely walk, bicycle, or use public transit to get to work, school, shopping, or a local park. Riverbankers' strong sense of community identity is reflected in its public gathering places and activities, architectural variety, and the ways in which the City's riverfront location, railroad-oriented history, agricultural heritage, and other unique qualities are celebrated in the built environment. **Riverbank in 2025 has succeeded in creating a BALANCE between housing and jobs for its residents, commerce and industries that support the local economy, and the protection of agriculture and natural resources.**

Riverbank is currently out of balance between jobs and housing, with more homes than jobs. The jobs-housing balance represents the degree to which a

community's housing development is sufficient to offset the demand that the job base creates.

Riverbank has historically served as a bedroom community for other urban cities, such as Modesto, Stockton and the San Francisco Bay Area. The ratio of jobs to housing increased slightly between 1994 and 2002, but it did not keep pace with the rapidly expanding population's needs or the faster-paced housing development in the community.

Since 2002, housing development dramatically increased even as jobs and unemployment fell to record lows. Beginning in 2007 and continuing throughout 2008, the rate of home foreclosures skyrocketed in the wake of the mortgage and credit crises. Thus, job creation is of utmost importance in stabilizing the community as well as achieving Riverbank's community vision for a jobs-housing balance.

RBAAP currently operates as a traditional, but severely limited, industrial park. The industrial park is occupied by a variety of manufacturing businesses that support the City's vision to achieve a jobs/housing balance. This Base Reuse Plan will ensure that the RBAAP site is able to grow and strengthen Riverbank's economic well-being into the future, even after the base has closed. It will support the retention and expansion of existing businesses, as well as the attraction of new businesses that provide high-quality employment opportunities. A new green business park will attract environmentally sustainable industrial businesses, alternative energy manufacturers and research facilities. The former base will also provide a location where Riverbank's home-grown businesses can expand and thrive.

B. Goals and Objectives

This Base Reuse Plan is intended to support the Choice and Diversity guiding principle of the City's adopted Vision Statement, which states:

In 2025, Riverbank will enjoy a variety of entertainment opportunities, retail and commercial services, housing types, job opportunities, and activity destinations that are easily accessible by car, transit, on foot, or bicycle. Choices and opportunities will be available to the greatest extent possible regardless of the physical or developmental abilities, needs, preferences, backgrounds, and incomes of our residents.

The following goals and objectives are designed to reflect the adopted Vision Statement for Riverbank which has great influence on the overall vision of the Base Reuse Plan. Each goal describes a desired outcome that will be supported by this Base Reuse Plan. The objectives create a more detailed framework for achieving each goal.

Goal 1: A strong economic base for Riverbank.

- ◆ Objective 1.1: Attract new businesses that would benefit from the site's unique facilities and infrastructure.
- ◆ Objective 1.2: Ensure that private companies located on the base can remain on the site into the future, after the base has closed.
- ◆ Objective 1.3: Accommodate the expansion of existing tenants on the site.
- ◆ Objective 1.4: Create opportunities for Riverbank's existing industrial businesses to relocate to the site.
- ◆ Objective 1.5: Work to recruit businesses and attract funding for a new green business park on the site.
- ◆ Objective 1.6: Provide for a variety of land uses, including a mix of high-intensity uses, such as metal fabrication, and low-intensity uses, such as materials storage and office uses.

Goal 2: High-quality industrial facilities.

- ◆ Objective 2.1: Ensure that the site's infrastructure is adequate to support manufacturing businesses and other industrial uses.

- ◆ Objective 2.2: Preserve heavy rail access to the site and its buildings.
- ◆ Objective 2.3: Accommodate deliveries and shipments by truck.
- ◆ Objective 2.4: Develop a cadre of elements and incentives that provide a competitive advantage in attracting and retaining business enterprises.
- ◆ Objective 2.5: Maintain a utility cost advantage for the site's existing and future tenants.
- ◆ Objective 2.6: Transfer military-owned equipment currently in use by businesses on the site to private ownership.
- ◆ Objective 2.7: Improve the appearance of the site's existing buildings and landscaping.

Goal 3: Security for workers and businesses.

- ◆ Objective 3.1: Provide a high level of security for tenants.
- ◆ Objective 3.2: Improve the security of individual tenant spaces within the site.
- ◆ Objective 3.3: Ensure that any land uses that may attract large numbers of visitors are located outside of secured areas.

Goal 4: Safety for Riverbank's residents.

- ◆ Objective 4.1: Minimize the effects of industrial businesses on the surrounding residential neighborhoods.
- ◆ Objective 4.2: Ensure that all required cleanup of groundwater pollution is fully funded and completed in a timely manner.
- ◆ Objective 4.3: Limit new land uses that would be negatively affected by industrial and manufacturing businesses.
- ◆ Objective 4.4: Inform neighbors about development plans and environmental cleanup on the site.

- ◆ Objective 4.5: Require new development to meet the City of Riverbank's regulations, including the Community Character and Noise Elements of the Riverbank General Plan.
- ◆ Objective 4.6: Provide smooth transitions and/or open space buffers from existing neighborhoods and adjacent land uses to the site's developed space.
- ◆ Objective 4.7: Provide transition plans for adherence to the Americans with Disabilities Act.
- ◆ Objective 4.8: Ensure the completion of remaining hazardous material abatement for existing facilities in their reuse.

Goal 5: Appropriate development of vacant land.

- ◆ Objective 5.1: Allow new land uses, such as offices and a green business park, on vacant parts of the site.
- ◆ Objective 5.2: Accommodate the division of vacant areas into separate parcels.
- ◆ Objective 5.3: Assist in locating local businesses that need to expand operations and create jobs.
- ◆ Objective 5.4: Develop sustainable development guidelines that set performance standards for new buildings in terms of solar orientation and meeting LEED standards.
- ◆ Objective 5.5: Develop a fully integrated transportation system that accommodates all modes of transportation into and throughout the installation while maintaining appropriate security levels for tenants.

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
BASE REUSE PLAN
VISION, GOALS AND OBJECTIVES

3 BASE REUSE CONCEPT

This chapter describes the Base Reuse Concept for the RBAAP site. It contains sections providing the intent for the base's future land uses, circulation, community character and utility infrastructure. The chapter also discusses possibilities for building reuse, future security needs and procurement of Army-owned equipment.

A. Land Use

It is proposed that the 146-acre RBAAP site will continue to function primarily as an industrial park, along with some limited convenience retail uses, while the 27-acre evaporation/percolation pond site remain unchanged. This approach is consistent with the vision, goals and objectives of this Reuse Plan, which were developed through consultation with community members, stakeholders and current tenants. It is also generally consistent with the land use designations proposed in Riverbank's Draft 2025 General Plan. With job creation and current tenant expansion being the top priorities for the community, no other significant land uses were considered viable in reaching the community goals. Figure 3-1 shows the current land use designations for RBAAP.

It is expected that new tenants will include a wide variety of manufacturing, storage and repair businesses, similar to the businesses currently on the site. Some of these new tenants may require a limited amount of office space, as well as space for research and development (R&D) activities to support their manufacturing operations. Limited retail uses are also proposed for two portions of the site.

Figure 3-2 shows the new types of businesses that are proposed for various parts of the RBAAP site. In addition, Figure 3-3 illustrates the potential character of new buildings on the south part of the RBAAP site, standing near Claribel Road and looking west.

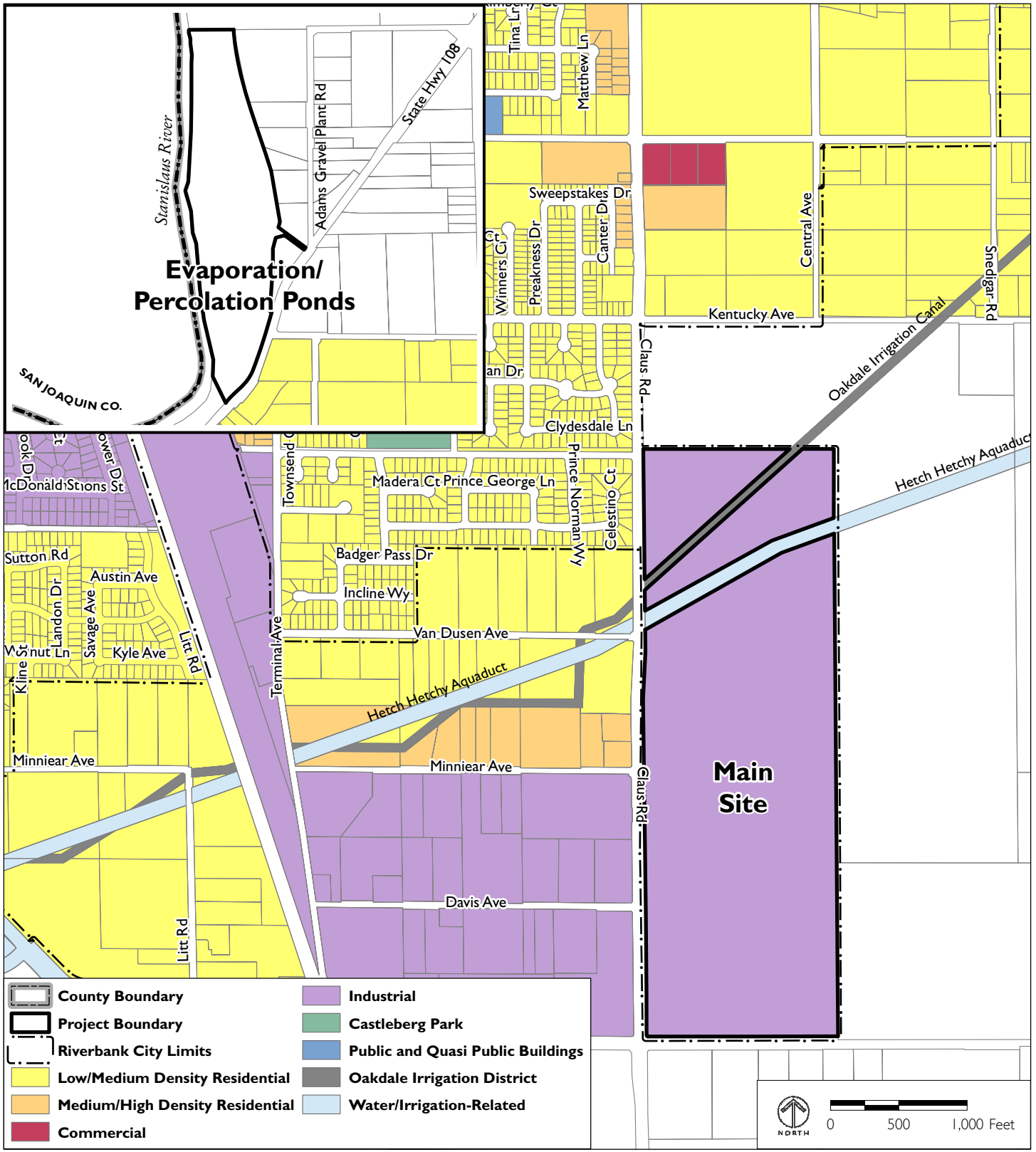


FIGURE 3-1

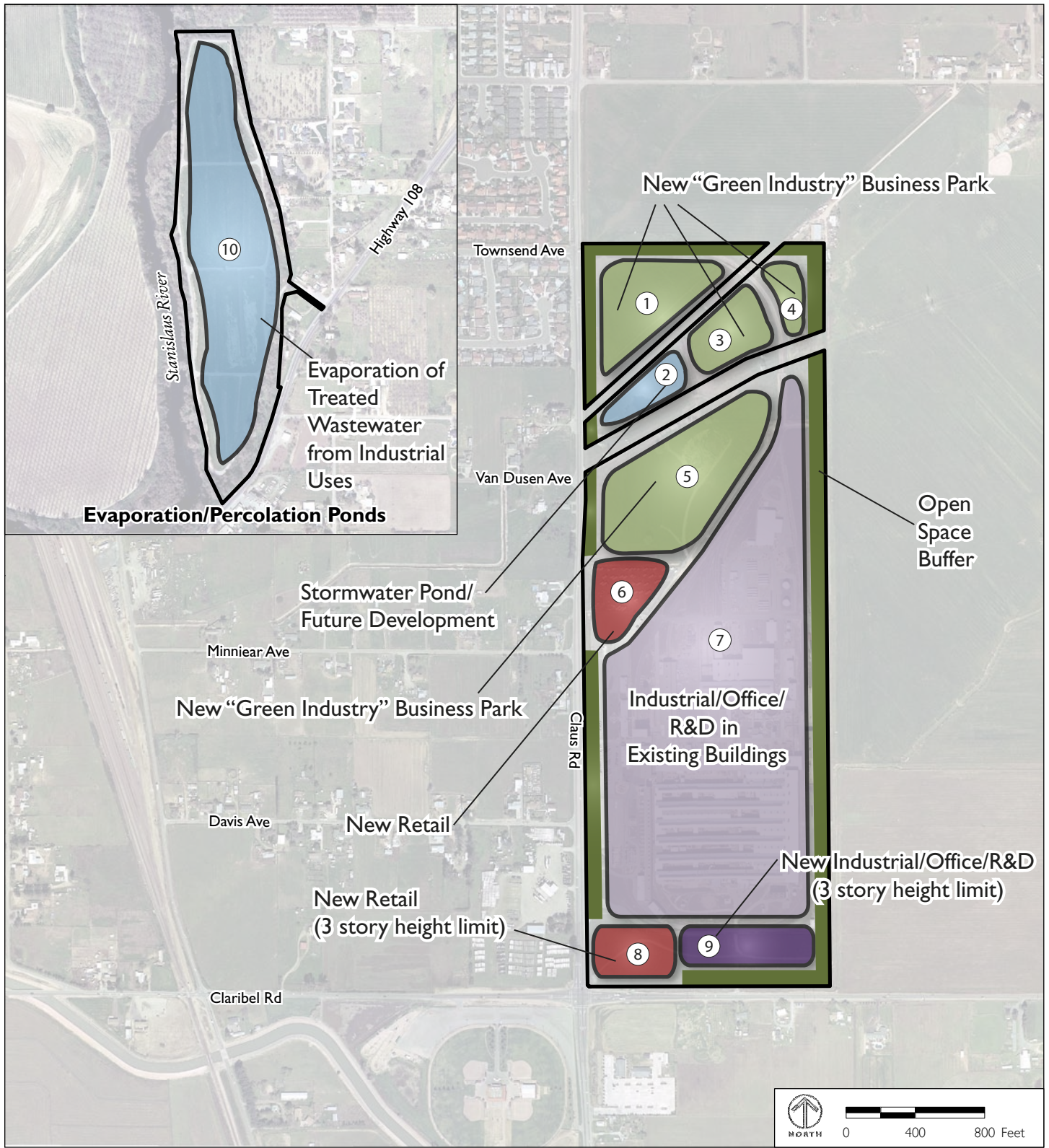


FIGURE 3-2

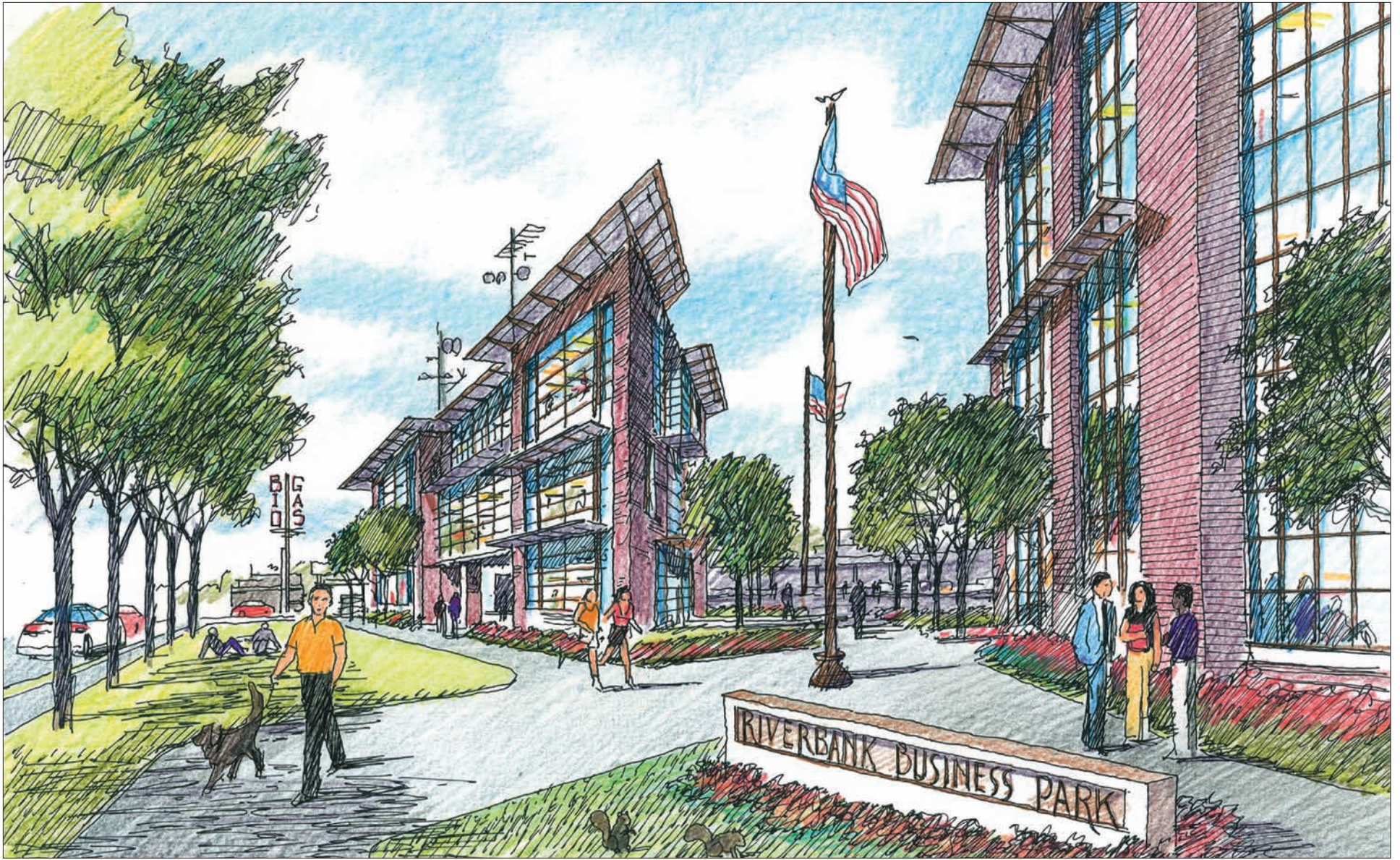


FIGURE 3-3

RENDERING OF RBAAP CONCEPT: LOOKING WEST ALONG CLARIBEL ROAD

1. Green Industries

On the northern portion of the main RBAAP site, the Reuse Concept focuses on attracting “green industries.” Green industries generally focus on servicing or manufacturing products that reduce global warming, or using “green” practices to make products that fulfill traditional consumer demands. Green industry is expected to become an increasingly important part of the manufacturing sector in the future, in California and on a national level. In a 2004 study, it was projected that venture capital investment in start-up green industries could be expected to generate 52,000 to 114,000 new jobs in California by 2010.¹ Considering the current trend toward sustainable practices, RBAAP has the opportunity to become a highly successful facility for green industries in California.

Current tenants Advanced Materials and Manufacturing Technologies (AM2T), Environmental and Lubrication Solutions (ELS), Riverbank Oil Transfer and Eco2 Plastics are operating “green” industries at RBAAP. AM2T has engineered a replacement for highly toxic elements used in large quantities in the fabrication of planes, tools and by the Department of Defense. Additionally, ELS manufactures and distributes a unique lubricant that reduces emissions and toxic waste, Riverbank Oil Transfer focuses on oil recycling, and Eco2 Plastics focuses on cleaning polyethylene terephthalate (PET) beverage containers for recycling. Examples of businesses compatible with RBAAP’s Reuse Plan would include other similar recycling companies, alternative fuel manufacturers, manufacturing of parts for natural gas or electric cars, ultra-high-performance engineered materials, powder metallurgy, low impact stormwater management devices, solar panel manufacturing, and/or the installation of alternative power production processes, such as a solar panel field or anaerobic digesters used to convert manure from local dairies to methane. As shown in Figure 3-2, Sites 1, 3, 4 and 5 may be limited to green industries, and could accommodate limited office and R&D components associated with green industries, potentially including lab facilities.

¹ Burtis, Patrick R., Bob Epstein, and Roland J. Hwang, 2004, *Creating the California Cleantech Cluster*, page 6.

LEED-certified, energy-efficient buildings are encouraged to house these activities.

2. Other Industrial Uses

RBAAP's existing buildings are located within Site 7. While a new owner may choose to replace or consolidate some of the existing buildings, minimal additional development is anticipated in this area. It is proposed that the existing buildings on this site be leased for industrial purposes, with limited office and R&D components. The existing buildings on Site 7 also have the potential to serve as incubator start-up spaces for new businesses. RBAAP may provide an excellent site for an incubator, provided that low rents and utilities, as well as other business inducements, remain at the installation through its transition. Start-up businesses could potentially operate side-by-side in these buildings, leasing a small portion of a larger building. These growing businesses, given the opportunity to expand, would be likely to lease larger spaces at RBAAP in time. In addition, the ability to own their own building may be an attractive option for some current and future tenants. Therefore, there may be potential to convert some of the existing buildings on Site 7 to individually-owned industrial condominiums.

New industrial development with limited office and R&D components is proposed on Site 9. Businesses on this site could be similar to the existing RBAAP tenants, or might include other industrial uses related to manufacturing and distribution not currently represented at the site. A three-story, 40-foot height limit is proposed for Site 9 to ensure that uses on this site transition appropriately to the lower-intensity residential uses to the south.

3. Team Track Facility

There may be interest in creating a team track facility on the southern portion of RBAAP, likely between Sites 7 and 9. A "team track" is a spur track area intended for the use of facility tenants or other businesses. The team track serves rail carriers by providing a space for temporary storage, loading and unloading of railcars. It is anticipated that a team track could accommodate up to 3,000 rail cars annually, and could potentially serve existing build-

ings at RBAAP, as well as new development expected on Site 9. Additional analysis is needed to better understand the feasibility of the team track and how it would fit into a community master plan for rail service.

4. Retail Uses

It is proposed that Site 6, currently occupied by RV storage, be designated for new convenience retail development. Future retail uses should follow the existing land use, parking and design requirements for retail uses in the City's zoning ordinance.

New retail development is also proposed on Site 8, which is currently vacant. A 3-story, 40-foot height limit is proposed for Site 8 to ensure that uses on this site transition appropriately to the lower-intensity residential uses to the south.

5. Stormwater and Wastewater

Site 2 will continue to function as a stormwater retention pond for the existing developed RBAAP site. It may be necessary to incrementally expand the pond to accommodate the increased stormwater runoff that would result from new development. Further studies will be required to determine the appropriate size for the retention pond. If additional land is available in Site 2 after the pond is expanded, or if it is determined that a stormwater retention pond is not needed on this site, then Site 2 would be available in the future for new development.



The RBAAP's evaporation/percolation ponds, which are located north of the main RBAAP site along the Stanislaus River, would continue to collect treated wastewater from the industrial uses on Site 7.

6. Open Space Buffer

As shown in Figure 3-2, a 100-foot open space buffer is proposed for much of the perimeter of the RBAAP site. The buffer will consist of a linear strip of open space surrounding the site. The buffer will help screen industrial uses on the RBAAP site from the nearby residential uses and provide aesthetic

relief. Additionally, a publicly-accessible trail system is proposed within the buffer area around the RBAAP site. A community park may also be created within the buffer to provide the community and their pets with opportunities to gather.

B. Circulation



Figure 3-4 shows the existing circulation system for RBAAP's main site. Claus Road currently provides access to RBAAP, which is secured by a perimeter fence. Workers and visitors can park near Claus Road and enter the site on foot through Gate 2. Vehicles such as delivery trucks can enter through Gate 10. An internal network of streets provides access to the various buildings on the property. In addition, a heavy rail line enters the property at its northeast corner, and rail spurs provide access to numerous parts of the site.

The current circulation configuration does not comply with the following adopted City Vision Statements:

- ◆ We will design our community so that people can walk, bicycle, or use public transit if they choose not to drive.
- ◆ A healthy community requires that its citizens feel a sense of connection. Physical, economic, or social barriers that prevent us from living as one community should be removed whenever possible.
- ◆ New development should increase, not impede, our sense of being connected as one community.

Movement to and from the site is currently too restricted to comply with these Vision Statements. Specific circulation improvements that will be required include the extension of Van Dusen Avenue through the site, with an at-grade rail crossing at the joint line. Van Dusen Avenue will be connected to the circulation system of the base and is expected to continue east to Eleanor Avenue in the future. To accomplish this, coordination with the San

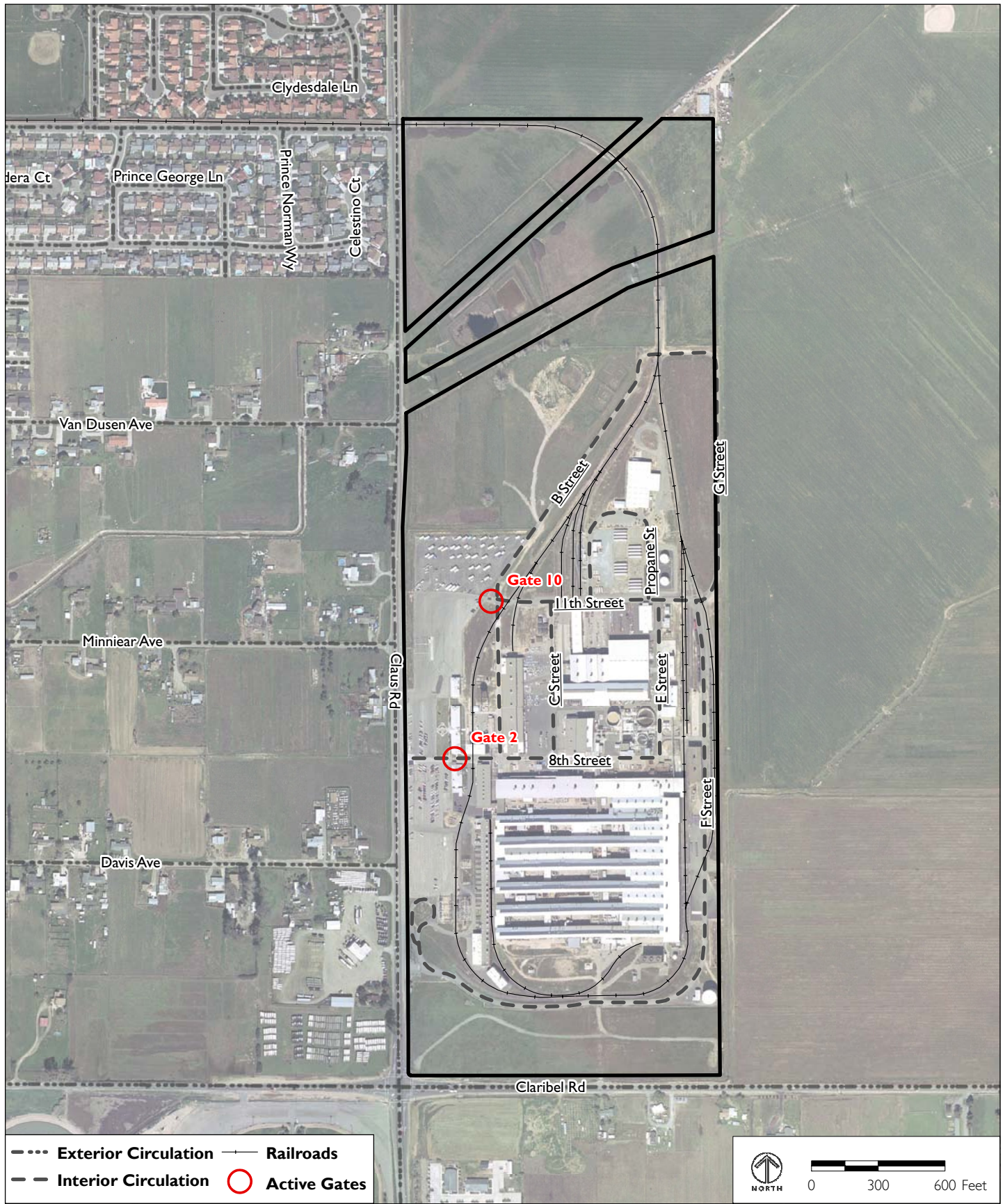


FIGURE 3-4

MAIN SITE CIRCULATION

Francisco Public Utility Commission will be necessary where the circulation system crosses the Hetch Hetchy utility corridor.

The Reuse Plan calls for the existing interior circulation system, as well as access roads to the Evaporation/Percolation Ponds, to remain largely unchanged until further traffic studies can be done. Potential new development on Sites 1, 3, 4, 5, 8 and 9 may require additional corridor improvements for access and flow and additional curb cuts to provide new entries and parking areas. All improvements will be done in accordance with the City of Riverbank Municipal Code requirements. Additionally, an at-grade rail crossing will be needed to support development of Site 4, and new rail spurs would be needed to accommodate a team track.

Currently, the North County Corridor Joint Powers Agency (NCCJPA) is pursuing the North County Corridor Project, a new expressway that would connect Highways 99 and 120 east of Oakdale, and would be located near the RBAAP site. Its intent is to help accommodate new growth throughout the County, provide a safer and more efficient east-west route, and separate regional and local traffic. As this project moves forward, the LRA will coordinate with NCCJPA to ensure the expressway is seen as an asset that would help to retain and attract RBAAP's tenants. It is also expected that nearby roadways will need to be widened and intersections improved to accommodate the increased development expected at RBAAP. Details pertaining to expanded transportation infrastructure will be determined during the environmental review process associated with new development on the site.

C. Utility Infrastructure

This section describes the infrastructure improvements necessary to accommodate the increased development proposed for the RBAAP site. Topics covered include storm drainage, natural gas, potable water, sewer service, fire suppression and electrical utilities.

1. Storm Drainage

Development of Sites 1, 3, 4, 5, 8 and 9 will create new impervious surfaces that increase stormwater runoff. This new development will require new stormwater management systems, either conventional or low impact development systems. Conventional systems include the concentration of stormwater flows to catch basins via inlets and underground stormwater distribution lines. Low impact development systems include methods that take every opportunity to allow for natural absorption and plant uptake in managing the stormwater.

For planning purposes, it is assumed that existing developed areas will continue to use conventional stormwater management systems that utilize distribution lines that connect to the Northwest Storm Reservoir, which is located in Site 2. New buildings will be encouraged to use low impact development techniques such as green roofs, pervious asphalt and rain gardens to manage new storm flows. The intent of this approach is to showcase eco-friendly and low impact development techniques. Upgrades to accommodate an increased capacity, as well as compatibility and integration into citywide stormwater management systems are anticipated over time and extensive additional study is expected.

2. Natural Gas

It will be necessary to extend natural gas service to vacant sites as they develop. For Sites 1, 3, 4, 5 and 6, it is anticipated that a 6-inch gas feed line will be connected to the existing natural gas line on Claus Road. This 6-inch line will connect to 2-inch and 4-inch lines that serve each individual site. For Sites 8 and 9, it is assumed that a new 4-inch distribution line will be connected to the existing 10-inch feed line at the southeast corner of the site.

3. Potable Water

It is assumed that the three active wells on the RBAAP site will provide enough potable water to support new development. However, it will be necessary to extend the existing 8-inch main distribution line to Sites 1, 3, 4, 5

and 6. Further analysis will be needed to determine whether future development can be served by 4-inch or 6-inch branch lines.

4. Recycled Water

New development will be required to install systems to reuse gray water for non-potable uses, such as irrigation and fire suppression, by pumping the gray water to the existing water tower on the site. The tower is assumed to be capable of maintaining static pressure for these uses, and will require further analysis to confirm.

5. Sewer Service

To connect Sites 1, 3, 4, 5 and 6 to the City of Riverbank's sanitary sewer system, a new 12-inch sewer main would be constructed. Sites 8 and 9 would require a new 8-inch branch line, which would connect to an existing 12-inch main.

An existing lift station currently conveys sewage from the RBAAP site to Riverbank's sewer system. While it is assumed that the existing lift station is adequate to support increased sewage volumes, further study is required to verify this assumption.

6. Fire Suppression

In order to provide adequate recycled water for fire suppression, a closed-loop system will be required on each vacant portion of the site. Sites 1, 3, 4, 5, 6, 8 and 9 will be ringed with 8-inch PVC pipe and hydrants. Individual fire suppression systems in each new building would connect to this backbone service.

On Site 7, surge water storage for fire abatement is currently provided by two on-site water storage tanks: a 1,000,000 gallon tank, known as Building 139, located near the southeast corner of the RBAAP site, and an elevated 100,000 gallon tank, known as Building 114, situated more closely to the current administration building. In 1998, structural evaluations of both tanks determined that they do not comply with current seismic requirements, meaning

that the tanks could fail during an earthquake.² Both tanks will require upgrades to ensure that they meet current code requirements. In addition, they may require additional storage capacity to respond to anticipated fire suppression needs, and this will require further analysis.

7. Electrical

Sites 1, 3, 4, 5, 6, 8 and 9 would all be served by 12-kilovolt overhead electrical lines, which would connect to an overhead 12-kilovolt line that currently runs through the RBAAP site. Transformers would step down power to 600 volts or less for service into each of the sites.

D. Building Reuse

Reuse of existing facilities for industrial and office/R&D purposes would be subject to the requirements of the City's Building Code and Fire Code, as interpreted by the Building Department and the Stanislaus Consolidated Fire Protection District. The type and intensity of use, as well as the type and amount of combustible building contents involved in that use, could trigger requirements to upgrade existing buildings. Any upgrades mandated by the City to achieve compliance would be consistent with the newly adopted 2007 California Building Code, Mechanical Code, Plumbing Code and Fire Code. The 2008 National Electrical Code would also apply.

In general, basic initial costs associated with continued reuse of existing buildings would fall into one of the following categories:

- ◆ Inspections, evaluations and code and safety-related improvements, as required by the City of Riverbank,
- ◆ Maintenance and repairs to building systems,
- ◆ Upgrades related to applicable provisions of the State Energy Code,

² Brown and Caldwell, 1998, *Seismic Evaluation and Corrective Action Evaluation of Tank No. 139*; Brown and Caldwell, 1998, *Seismic Evaluation and Corrective Action Evaluation of Elevated Water Tank*.

- ◆ Roofing maintenance and replacement to extend the service life of the existing facilities.

Based on a preliminary assessment and walkthrough of many of RBAAP's existing buildings, it is anticipated that these buildings will require structural improvements in order to conform to seismic requirements, as well as maintenance and replacement of existing roofs. The City of Riverbank has indicated that it is likely to require additional improvements to RBAAP's existing buildings for code conformance purposes, based on a walkthrough of the facility by the Building Official and the Stanislaus Consolidated Fire Protection District. Where code compliance improvements or changes result in additional costs, the responsibility for covering the additional costs will be determined in accordance with lease arrangements and funding availability.

The following sections provide additional detail about the code compliance and maintenance issues that are most likely to affect reuse of existing buildings at RBAAP.

1. Building Code and Fire Code Compliance

Many of the RBAAP site's original buildings were built in the 1940s and 1950s, and other smaller buildings of various construction types were built in the late 1960s and early 1970s. Buildings constructed between 1982 and 2006 are typically pre-engineered metal buildings.

Spot inspections by RBAAP's operating contractor between 2002 and 2006 have documented a variety of specific structural issues that will require attention in the future, including steel columns with broken concrete pedestals, dry rot in wooden building members and cracks in the brick veneer on building façades.³ The operating contractor's staff have indicated that many of these structural issues have not been corrected. A comprehensive inspection

³ Comple Engineering Group, 2002, *Building Inspection – Complete File No. 22058*; R&S Tavares Associates, 2006, *Riverbank Army Ammunition Plant Structural Walk-Through Inspection – RST File No. 6085*.

and engineering assessment will likely identify additional issues that require correction.

Prior to transfer of the property, the City's Building Department will evaluate the existing facilities by building construction type, building systems, physical condition and intended use. Due to the age of most of the facilities, it is likely that a more detailed inspection and evaluation of the structural systems of the buildings will be required, to determine whether they comply with the structural and seismic provisions of the current Building Code.

Buildings that are most likely to require structural upgrades fall into one of the following categories:

- ◆ **Original Buildings.** These buildings were originally constructed in 1941 as an aluminum reduction facility. They were modified for ammunition production in 1951. There are 10 buildings in this category.
- ◆ **Unreinforced Masonry Buildings.** These buildings were constructed after 1951 with unreinforced masonry and are likely to require significant structural improvements. There are three buildings in this category.
- ◆ **Other Production Buildings.** These buildings were constructed after 1951 and are likely to require limited structural upgrades. There are 21 buildings in this category.

2. Roof Maintenance

Roofs on RBAAP's existing buildings vary in design and materials, based on the character of the building's original use. It is not possible to qualify the type and age of roofing for individual buildings, and it does not appear that a comprehensive Roof Inspection and Maintenance Program has been maintained. Roof maintenance has occurred on an "as-needed" basis when leaks are identified. In addition, Buildings 9 and 10 are known to have splits in

their roof trusses; continued monitoring of their condition, and potentially repair or replacement of the trusses, will be necessary in the future.⁴

Pending the outcome of a detailed inspection and analysis of the condition of all roofs, which would involve a walk-over survey and test cuts where necessary, it should be assumed that roofing repairs and upgrades will be needed to extend the service life of the facilities.

3. Accessibility Upgrades

The Americans with Disabilities Act (ADA) and State code requirements require buildings to incorporate handicapped-accessible facilities such as the following:

- ◆ Handicapped-accessible parking stalls,
- ◆ A code-compliant accessible route to the main entrance of each building and to accessible features within each building,
- ◆ An accessible entrance,
- ◆ At least one alternate exit at each building that complies with size, configuration and hardware provisions of accessibility codes,
- ◆ Accessible restrooms.

Few buildings at RBAAP comply with the State's accessibility requirements, or with similar provisions in the federal *Americans with Disabilities Accessibility Guidelines (ADAAG)*. However, most of the existing buildings have features that will facilitate handicapped accessibility. The majority of structures are grade-level and have internal circulation at the ground floor level, without sufficient grade changes or barriers to create an ADA compliance issue. Required handicapped accessibility upgrades would typically be implemented as

⁴ Ralph Morgan & Associates, 1998, *Report of Inspection, Roof Structure, Building #10*; R&S Tavares Associates, 2008, *Riverbank Ammunition Plan Structural Walk-Through Re-Inspection, Building #9 – Trusses*.

part of tenant improvements to existing buildings, or as a comprehensive whole if desired by the building owner or dictated by statute.

4. Energy Code Compliance

The State Energy Code requires any additions or alterations to the existing structures to comply with the building envelope, lighting, and space heating/cooling requirements of the Code. All new heating and air-conditioning systems, as well as interior and exterior lighting, would need to be code compliant, energy-efficient systems.

As buildings and equipment are repaired, any increase in the pre-existing energy consumption of the repaired component, system or equipment would require upgrades to meet Energy Code requirements. In addition, any alterations that cause an increase in the energy use of the facility would require code-related upgrades; this includes the addition of heating or cooling to buildings that are not currently heated or cooled. Furthermore, a change of use can also result in required upgrades to comply with the Energy Code.

5. Building Serviceability

The interior finish of the existing buildings is utilitarian, consistent with their current use as a light manufacturing and industrial facility. It is likely that reuse of many buildings would involve cosmetic upgrades to the interior, determined on a case-by-case basis as part of tenant upgrades.

In general, the exterior construction is of low-maintenance materials such as concrete, prefinished metal siding and brick masonry. The concrete and masonry is in good condition. However, much of the siding on large buildings has deteriorated in appearance. If appearance is an issue for future marketability, exterior improvements may be necessary.

E. Security

The RBAAP site perimeter is currently fenced for the security needs of the government contractor. This means all workers and visitors to the site must

pass through a checkpoint. Stakeholder meetings revealed that the current level of security is important to the existing tenants. Security systems should be maintained and/or possibly enhanced with state-of-the-art systems and/or computerized surveillance cameras.

Individual tenant spaces should also maintain autonomy and take independent security precautions. It is anticipated that partition walls will be constructed between many of the interconnected buildings at RBAAP, to prevent people from moving freely between tenant spaces, so long as these walls comply with Building and Fire Protection necessary exiting requirements. With the exception of potential retail, security measures may also be necessary on the newly-developing sites, depending on the specific nature of new uses.

F. Community Character



The character of the buildings on the RBAAP site reflects a focus on utility rather than aesthetics. The brick and corrugated metal buildings at RBAAP are in contrast with the residential neighborhoods adjacent to the site. As discussed in Section A of this chapter, an open space buffer proposed for the site will help provide landscaping that will screen the industrial uses from the residential neighborhoods nearby.

New development on the RBAAP site will comply with the existing design standards and zoning requirements already in place for industrial and retail development in the City of Riverbank. These requirements will help to ensure that new development respects the pre-existing residential uses adjacent to the site. If a Specific Plan is prepared for the RBAAP site, it could include more detailed, site-specific requirements as well.

G. Equipment Transfer

Several pieces of Army-owned equipment, furnishings and other miscellaneous materials are currently being used on the site by existing business tenants.

The LRA specifically requests the conveyance and retention of property or equipment that current tenants are using for their operations. (A complete list of these items are noted in Appendix C.) Of particular note is the 4,500-ton hydraulic press currently being used by AM2T in the production of products and equipment for the Department of Defense and other contractors. Appendix C includes a complete list of items the LRA wishes to remain with the property upon conveyance.

The LRA has requested the Trackmobile railcar mover be designated surplus property and remain with the facility for community reuse, and the Army has concurred. The LRA has also requested the overhead cranes noted on the excess property list be available for community reuse. The Army has agreed to leave this equipment in place at the Riverbank facility as requested.

The LRA requests all excess personal property located on the RBAAP be conveyed to the LRA. A Master List of all excess Army-owned property dated June 30, 2008, is provided with this Reuse Plan on disc. If there is equipment at RBAAP that has value only as scrap metal, the LRA requests that current tenants be given an opportunity to purchase the equipment upon conveyance at nominal cost.

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
BASE REUSE PLAN
BASE REUSE CONCEPT

4 RECOMMENDED CONVEYANCE STRATEGY

Based upon the Vision, Goals and Objectives of the LRA, the economic constraints of the marketplace, and the physical characteristics of the RBAAP facilities, the LRA recommends a conveyance strategy that balances the economic development and job generating needs of the local community with the Army's stated policy goals of disposing of the RBAAP in a timely manner.

The Recommended Conveyance Strategy is an integral part of the comprehensive reuse planning process; the Recommended Conveyance Strategy is linked directly to the community vision for the RBAAP property and the community's ability to replace lost jobs and generate economic activity using the RBAAP facilities. Each conveyance recommendation is directly linked to the Reuse Plan and the other recommendations. It is not contemplated that one portion of the Recommended Conveyance Strategy would be implemented independently of the balance of the Recommended Conveyance Strategy.

In accordance with the RBAAP Site Map shown in Figure 4-1, the LRA recommends that the Army dispose of the RBAAP land, facilities, infrastructure and personal property as follows:

- Recommendation 1.** The United States Army ("Army") will dispose at fair market value those portions of the RBAAP property identified as Parcel 1 and Parcel 2.
- Recommendation 2.** The LRA will apply for, and acquire by means of appropriate public benefit conveyances, sufficient property to fashion utility corridors and locate necessary public facilities and roads, including a perimeter road in accordance with California highway standards, for the western and southern boundaries of the RBAAP property within Parcel 5.

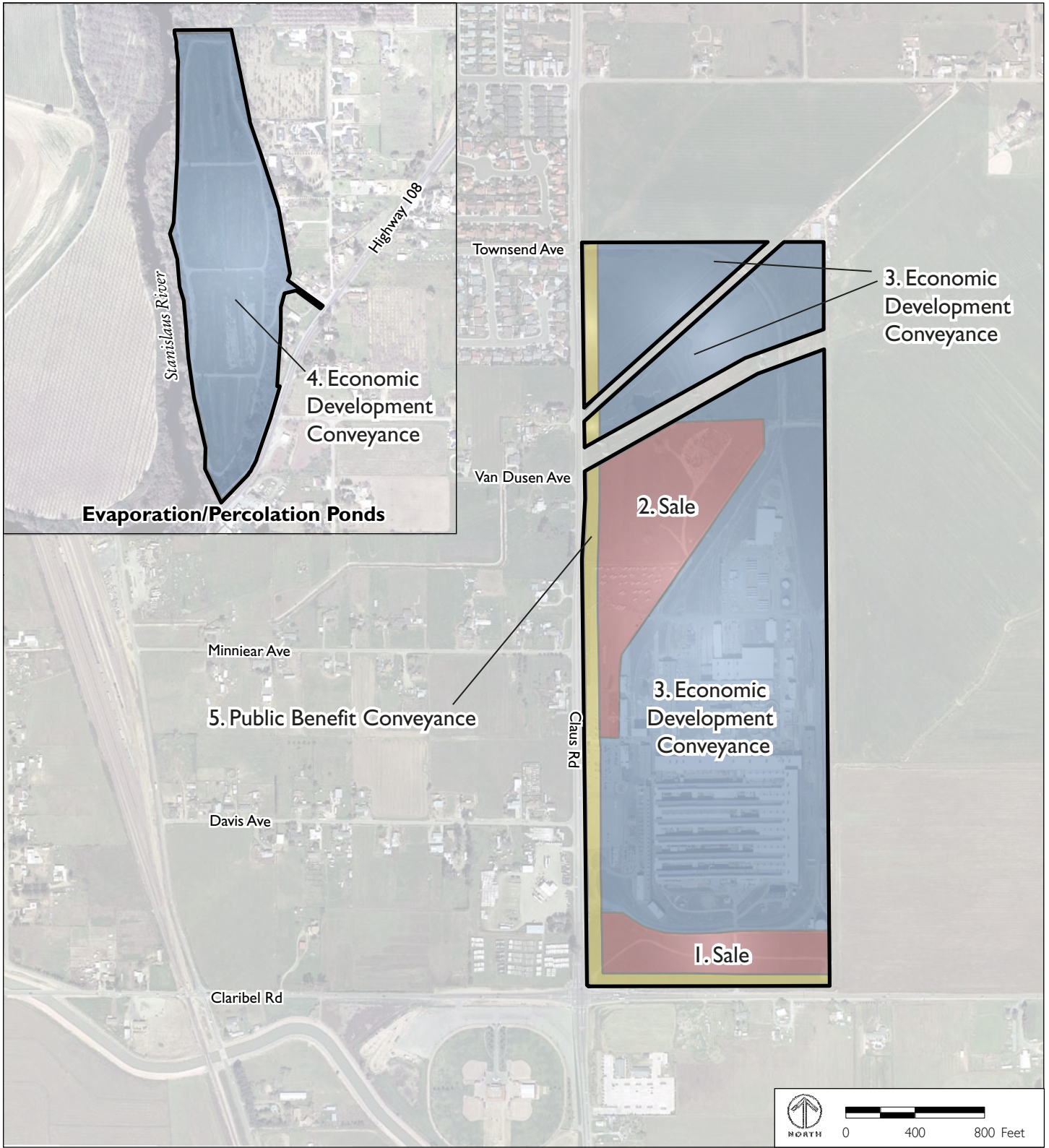


FIGURE 4-1

PROPOSED CONVEYANCE METHODS

- Recommendation 3.** The LRA will apply for, and the Army will convey to the LRA, the remaining balance of the RBAAP property (Parcel 3 and Parcel 4, evaporation pond out-parcel), through an economic development conveyance (“EDC”). The LRA has determined, based upon the totality of the circumstances surrounding the RBAAP property, including the rural location of the RBAAP property, the severe economic dislocation present in the region and the need to preclude “land-banking” and provide an incentive for employers to relocate to the RBAAP property, that the proper consideration for the RBAAP property by means of an EDC should not require a cash payment to the United States.
- Recommendation 4.** Immediately following the approval of the LRA’s EDC Application, the Army will convey the EDC and PBC properties to the LRA by deed as soon as practicable, and if an immediate conveyance is not feasible by reason of required environmental remediation, or other conveyance impediments, the Army will transfer those unoccupied portions of the EDC property to the LRA by means of a Lease in Furtherance of Conveyance (“LIFOC”), or other suitable interim means.
- Recommendation 5.** The Army will prosecute, and the LRA will support, an early transfer to the LRA for all EDC and PBC property not eligible for an immediate Finding of Suitability to Transfer (“FOST”) and will fast-track the completion of any applicable FOST or Finding of Suitability for Early Transfer (“FOSET”).

- Recommendation 6.** The LRA EDC Application will include a request for, and the Army will assign to the LRA, all existing utility contracts for the RBAAP property, to the maximum extent allowed by law.
- Recommendation 7.** As part of the comprehensive nature of the Recommended Conveyance Strategy, the LRA will zone those portions of the RBAAP Property identified as Parcel 1 and Parcel 2 on the attached RBAAP site maps, cooperatively with the Army, pursuant to this Reuse Plan, as part of the overall zoning and entitlement process.
- Recommendation 8.** The LRA EDC Application will include a request for, and the Army will convey to the LRA as part of the EDC, the personal property, fixtures, appurtenances and installed equipment located on RBAAP, including any air emission reduction credits generated from RBAAP.
- Recommendation 9.** The Army will provide the LRA by interim lease with immediate access to and suitable office space on the RBAAP property for the purposes of accessing the RBAAP property and implementing the reuse of RBAAP.

5 IMPLEMENTATION AND NEXT STEPS

This chapter provides direction for implementing the Base Reuse Concept and the vision, goals and objectives set forth in this Base Reuse Plan. The following items could potentially be acted upon prior to, during or after conveyance. To be effective, many of these implementation items must be acted upon before significant new development takes place on the site.

A. Environmental Review

RBAAP has been used for industrial, warehousing and maintenance activities for over 60 years. During this period, soil and groundwater impacts have occurred due to chemical releases from storage tanks, spills of maintenance chemicals, burial of waste and degradation of hazardous building materials in the aging structures. The effects of each of these occurrences have produced environmental impacts that require study, disclosure, and remedy. The Army has provided initial environmental disclosure. Remediation measures are ongoing throughout the site. It is advisable that regulatory agency controls and oversight be mandated throughout the redevelopment process until all impacted areas have reached acceptable levels.

The U.S. Army Corps of Engineers is responsible for performing environmental review of this Base Reuse Plan once submitted, as required by the National Environmental Policy Act (NEPA). Upon completion of the NEPA review, the Base Reuse Plan will go through California Environmental Quality Act (CEQA) review. The CEQA analysis is expected to tier off of the NEPA review.

Local action on the Base Reuse Plan will also trigger environmental review pursuant to the California Environmental Quality Act (CEQA). Based on the information currently available, it is expected that an Initial Study will be performed to assess whether the Base Reuse Plan will create any significant impacts on the environment. There are three possible outcomes of the Initial Study. A Negative Declaration will be prepared if it is found that the Reuse Plan results in no significant impacts on the environment. A second possible outcome is a Mitigated Negative Declaration. A Mitigated Negative Declara-

tion will be prepared if the Initial Study determines that no significant environmental impacts will occur as a result of the Base Reuse Plan, either due to revisions to the Plan or because mitigation measures are implemented to reduce all potentially significant environmental impacts to less than significant levels. A final possible outcome is a Focused Environmental Impact Report (FEIR). An FEIR will be prepared if the Base Reuse Plan is found to have impacts that would not become less than significant upon implementation of a Mitigated Negative Declaration. It is not anticipated that this Base Reuse Plan will trigger an FEIR.

Any environmental review of the Base Reuse Plan will take place at the program level, meaning the Plan will be analyzed for its comprehensive environmental effect. It is possible that individual development proposals may require additional environmental review at the project level.

B. Remediation of Groundwater Contamination

Groundwater contamination on the RBAAP site falls into several categories, including areas that require no remediation or for which remediation has been completed, areas that require further remediation and areas that require further assessment. There is also a small portion of the site that has experienced a petroleum release. The Army is currently remediating groundwater contamination on the RBAAP site to levels that are consistent with non-residential use. The Army is responsible for ensuring that appropriate response or corrective actions have been, or will be, completed to protect human health and the environment.

It is possible that portions of the site that have undergone full remediation could be transferred before remediation is complete on the entire site. The exact timeframe for completing the remediation is unknown; however, it is expected to be complete before 2011. The LRA may choose to pursue a Lease in Furtherance of Conveyance (LIFOC) while remediation is still underway.

C. Further Technical Studies

This section discusses issues on the RBAAP site that require additional study.

1. Stormwater Pond Expansion

The current stormwater retention pond, located on Site 2, may need to be incrementally expanded to accommodate minor increases of stormwater run-off. The degree to which this facility must be expanded is dependent on the amount of run-off created by development that cannot be managed through Low Impact Development (LID) techniques. Developers will need to work closely with the City to establish standards and acceptable LID techniques that minimize the need to utilize the current basin.

2. City Building and Fire Inspections

Additional, in-depth building inspections will be required for all existing structures on the RBAAP site to ensure they are in compliance with the City of Riverbank's minimum building standards. In addition, the Stanislaus Consolidated Fire Protection District will need to ensure that buildings at RBAAP meet fire safety requirements. If buildings are not in compliance, the future site owner will need to renovate them as needed to bring them into compliance. If renovation is necessary, every possible care will be taken to ensure that tenants will not be displaced during renovation.

3. Utilities and Roofing Inspection

The existing utility systems for RBAAP's buildings are generally adequate to support the needs of current tenants. However, observations indicate that there are significant deferred maintenance needs that will need to be addressed by the future owner of RBAAP's existing buildings. The same is true of the roofs on RBAAP's existing buildings, which have been inspected and repaired only on an as-needed basis. RBAAP's utility infrastructure and roofs should be inspected in greater detail before any existing buildings are conveyed to a new owner.

4. Further Contamination Assessment

The Army prepared an *ECP Phase I* Report in November 2006, which analyzed and documented the environmental conditions at RBAAP. The report categorized groundwater contamination on the site and identified areas on the site where more investigation was necessary to assess the conditions.¹ In 2008, the Army conducted a *Site Investigation Report*, which characterized several of the sites that had been identified as requiring further assessment. The report identifies several of these sites as needing no further remediation due to limited contamination and their separation from employees and visitors at RBAAP.²

The report also identified the following areas as still requiring further assessment:

- ◆ **Building 109, Substation Number 1 and 2.** Oil stains are present. Soil sampling/testing should be conducted.
- ◆ **Buildings 1, 6 and 8.** Sumps and pits required for line equipment. These buildings need to be tested for cracks and potential soil contamination.
- ◆ **Industrial Wastewater Treatment Plant (IWTP).** Soils at the IWTP have been partially tested for groundwater contamination. Additional testing should be conducted to complete the earlier testing at the IWTP.

The U.S. Army should fully characterize the contamination on the site, including contamination under existing buildings and utility infrastructure. The U.S. Army must also assume responsibility for any contamination found in the future that resulted from the Army's or contractor operator's (GOCO's) activities.

¹ CH2M HILL, 2006, *Environmental Condition of Property Phase I Report*, U.S. Army Corps of Engineers, page ES-15.

² CH2M HILL, 2008, *Site Investigation Report*, U.S. Army Corps of Engineers, pages 4-1 to 4-8.

The Army Corps of Engineers is already scheduled to conduct an Asbestos Containing Materials (ACM) survey in 2009. The LRA reserves the right to amend this Base Reuse Plan after the completion of this survey. It is also recommended that the Army sample suspected asbestos-containing materials to verify the presence of asbestos. As a part of this effort, the Army should conduct air testing to determine whether or not friable asbestos currently poses a health hazard at RBAAP. The Army must conduct these tests and should ensure that any ACMs are managed or abated before RBAAP is transferred. The LRA will not accept offers of payment in lieu of actual removal or stabilization of asbestos on the site.

In addition, the Army must test the stormwater reservoirs for potentially hazardous contaminants that may have run off from the site, including asbestos fibers. The Army must also verify that there is no seepage from the storm reservoirs that could potentially cause contamination of water in the Hetch Hetchy Aqueduct.

5. Sewage Lift Capacity Analysis

A sewage lift station is currently used to pump sewage waste from the RBAAP facility to Riverbank's sanitary sewer system. The capacity of this pump station will need to be analyzed for its ability to accommodate future development on the RBAAP site. Depending on the program of new development, this system may need to be expanded.

D. General Plan and Zoning Amendments

Riverbank's current General Plan designates the RBAAP site as Industrial. This General Plan is currently being updated. If the General Plan Update results in a designation of the RBAAP site for uses that are not consistent with the Base Reuse Concept, a General Plan Amendment may be required.

The RBAAP site is currently zoned Light Industrial (M-1). A zoning amendment will be required to ensure that the current uses at the RBAAP are conforming. Additionally, a zoning amendment will also be required to allow

the uses proposed for the RBAAP site in this Plan. The zoning amendment could occur in conjunction with the preparation of a Specific Plan, which would enable the City to create more detailed land use and development standards for the RBAAP site.

E. Permitting

This section describes how permits that the Army currently holds for the RBAAP site will affect reuse of the property in the future, and the steps that must be taken prior to conveyance.

1. Part B Permit

The U.S. Army currently holds a Resource Conservation and Recovery Act (RCRA) Part B Permit that allows tenants to handle hazardous materials and treat wastewater generated on the site. The GOCO on site is the only tenant using the Part B Permit. Another tenant, Riverbank Oil Transfer, holds a separate and independent Part B Permit for their activities. New RBAAP owners should investigate the potential to consolidate the Part B Permits held by Riverbank Oil Transfer and the Army. Upon relocation of the Army's production activities, the existing Part B Permit for the site may become unusable. If this occurs, the Army must assume full responsibility for any costs associated with closure of the Part B Permit. Further coordination with California's Department of Toxic Substances Control will be required to determine if the Part B Permit for the site is transferable from the U.S. Army to a future civilian tenant.

It is assumed that, if allowed, the Army would be willing to transfer the Part B Permit to a new owner. As such, the Army should ensure that the Part B Permit does not lapse or expire, so that it will be eligible for transfer. It is expected that additional requirements for the Part B Permit will be put in place if it is transferred to a civilian owner.

2. Waste Discharge Requirements (WDR)

The U.S. Army and the GOCO jointly hold a Waste Discharge Requirements (WDR) Permit for their activity on the site. The permit allows the GOCO and tenants to discharge treated wastewater to the Evaporation/Percolation Ponds. Coordination with the State Water Resources Control Board will be required to determine if the WDR Permit is transferable and what, if any, financial implications may be associated with the transfer.

Upon relocation of the Army's production activities, the WDR Permit for the site may become unusable. If this occurs, the Army must assume full responsibility for any costs associated with closure of the Permit. It is assumed that, if allowed, the Army would be willing to transfer the WDR Permit to a new owner. As such, the Army should ensure that the WDR Permit does not lapse or expire, so that it will be eligible for transfer.

F. Power Supply Arrangements

Electrical utility costs were identified as a concern in interviews held with current tenants of the RBAAP site. The Army currently has an agreement with the San Francisco Public Utilities Commission (SFPUC) to obtain discounted Hetch Hetchy electrical power, which results in reduced electricity costs for tenants. The LRA has been engaged in discussions with the SFPUC regarding the continuance of these arrangements after conveyance. The LRA will continue to work with the SFPUC to transfer the power agreement or to identify another source of low-cost electrical power.

G. Grant Funding

The LRA will continue to pursue grant funding to assist with base reuse planning, fund required studies and attract new tenants, as well as for other purposes related to base reuse and conveyance. The LRA has already secured a \$750,000 loan from Stanislaus County intended to assist current tenants with business expansion. The LRA has also secured two additional \$35,000 grants

through the Community Development Block Grant program (CDBG). One CDBG grant will assist in funding studies for RBAAP pursuant to Reuse Plan submission, determining necessary infrastructure upgrades and to bring the property into compliance with State and local regulations. The other CDBG grant is intended to facilitate studies specific to financing the relocation of existing local businesses to the undeveloped portions of RBAAP. The LRA is in pursuit of additional grants to assist in base reuse and expansion.

H. Next Steps

When the Riverbank Army Ammunition Plant (RBAAP) was selected for closure as part of the Base Realignment and Closure (BRAC) 2005 round, the community of Riverbank lost not only a source of high-quality jobs, but to some extent, a sense of security and identity. Riverbank, especially in today's uncertain financial and economic market, is in dire need of reversing these trends locally; creating new jobs with the existing tenants and prospective ones; encouraging the attraction and expansion of green industrial businesses; and increasing revenue to fund basic city services.

While there remains the need for additional detailed planning and analysis, with greater access to facilities records and buildings, the Base Reuse Plan as submitted, contains appropriate visions, goals, objectives, and conveyance recommendations that are anticipated to lead to successful redevelopment implementation for Riverbank's economic vitality and job creation needs.

The Riverbank community and LRA look forward to continuing the positive and collaborative relationship with the Department of Defense as they both move through the BRAC process of transition to meet the community's needs. It is anticipated that the Department of Defense and the Department of Housing and Urban Development will act expeditiously to facilitate the property and equipment transfer to help accelerate community reuse. Effective, timely collaboration will lead to solid economic redevelopment in a community with serious economic challenges and optimism about future opportunities.

APPENDIX A

TENANT PROFILES

This appendix provides a brief profile of the current tenants at RBAAP.

A. Advanced Materials and Manufacturing Technologies, LLC (AM2T)

AM2T is a company that develops engineered materials and custom designed products that solve immediate performance problems as well as those that will develop as technology demands evolve. The company holds numerous patents for their metallurgy and material science discoveries, which have led them to produce engineered materials in demand by the military and the private sector. AM2T currently holds contracts with NASA and the Department of Defense; and is expanding its production of valuable, lightweight alloys for military and commercial use in the manufacturing and development of aircraft, oil refineries, medical implants, automotive parts, and recreational vehicles.

B. AT&T Wireless/T-Mobile

AT&T Wireless/T-Mobile provides wireless communication services, including consumer cellular phone service. They have wireless antennas located on the 100,000-gallon water storage tank, near RBAAP's administration buildings.

C. Berkeley Forge

Berkeley Forge & Tool is an international company specializing in ground engaging tools for mining businesses. Berkeley Forge leases warehouse space on the site.

D. Dayton Superior

Dayton Superior is a North American manufacturer and distributor of specialized metal products for non-residential concrete and masonry construction. The company has a network of 48 manufacturing centers around the country and several large contracts with the State of California to produce the rebar that goes into interstate roadways and airport projects. Expansion plans are in the works to grow their current presence at the Riverbank site.

E. Donaldson Company, Inc.

Donaldson Company, Inc., is a publicly held, international provider of filtration systems and replacement parts. Donaldson serves customers in the industrial and engine markets, including dust collection, power generation, specialty filtration, compressed air purification, off-road equipment, industrial compressors, heavy trucks and light vehicles.

F. Eco2 Plastics

Eco2 Plastics is a publicly traded company engaged in Polyethylene Terephthalate (PET) plastic recycling. Unlike other plastic recyclers, Eco2's process eliminates the creation of waste. This process respects and preserves the environment, while delivering high-quality recycled plastic flake. The Company's patented process was developed through a research partnership with Honeywell FM&T and the U.S. Department of Energy. Eco2 is in the process of more than doubling the size of its existing operation in response to a recent infusion of venture capital interest.

G. Environmental and Lubrication Solutions (ELS)

ELS is a manufacturer and distributor of unique lubricant and fuel improver solutions to all significant market segments. Their business methods and product technologies reduce emissions and toxic waste and conserve valuable natural resources.

H. Kiva Energy/Kamps Propane

Kamps is an energy business offering a full range of propane services and technical expertise on propane. Kamps assists commercial, industrial, residential and agricultural customers with installation, service and supply of propane energy needs.

I. Leisure RV Storage

Leisure RV Storage is a business providing secure storage for recreational vehicles. The storage area currently covers over 100,000 square feet of space at RBAAP.

J. NI Industries, Inc.

NI Industries, Inc. (formerly known as Norris Industries), a TriMas Company, headquartered in Bloomfield Hills, Michigan, manufactures high-quality metal components used in the commercial, industrial, consumer, and defense markets worldwide. Their process acquires raw metal materials, designs and fabricates them to meet various requirements of the munitions and commercial industries. NI Industries has also been the government contractor at RBAAP since 1952. When their contract to produce munitions

for the military is completed, they will be relocating to Rock Island, IL, and may consider retaining a manufacturing presence at RBAAP.

K. Riverbank Oil Transfer

Riverbank Oil Transfer (ROT) is a recycler of oil, oily water and antifreeze waste. The company holds permits from CalEPA and the Department of Toxic Substances Control and Air Resources Board to receive and recycle oil. Used oil substances are trucked in and transferred to rail cars for transport to authorized off-site treatment, recycling or storage. ROT is expanding their recycling business to include diversion and recycling of plastic oil containers, such as those used to package consumer automobile motor oil.

L. Sierra Northern Railway

Sierra Northern Railway was formed in August 2003 by the merger of two Northern California shortline railroads: the Sierra Railroad Company and the Yolo Shortline Railroad. Sierra Northern currently operates approximately 75 miles of track in northern California, serving a wide variety of customers and interchanging with both the Burlington Northern Santa Fe Railway and the Union Pacific Railroad. They operate the rail service within the RBAAP site.

APPENDIX B

SUMMARY OF PUBLIC COMMENTS

The Draft Base Reuse Plan was available for review by the public, as well as the U.S. Army and the Department of Defense's Office of Economic Adjustment (OEA), from September 15, 2008, through October 30, 2008. This appendix summarizes the public comments that were submitted to the Riverbank Local Redevelopment Authority (LRA) during this period. It also reproduces written comments that were submitted to the LRA.

TABLE B-1 **PUBLIC COMMENTS RECEIVED ON DRAFT REUSE PLAN**

Who	Comment	LRA/Staff Position on Comment
Citizen of Riverbank	Reuse Plan provides a viable means by which the community can replace lost jobs and attract additional new businesses	Agreed.
Citizen of Riverbank	Would like to see more educational partnerships such as a work-training or college internship program incorporated in reuse	Agreed. LRA has approached several institutions of higher education regarding partnerships; we will continue to find avenues for collaboration.
Citizen of Riverbank	Economy can't wait for years to get this started; must work quickly and take the lead on the opportunities at hand	Agreed. LRA is looking into Early Transfer and other ways to allow redevelopment to move forward on the site
Citizen of Riverbank	Don't want to see the City take on any responsibility for environmental clean up in the future	Agree. LRA position is all cleanup, cradle to grave, is responsibility of the U.S. Department of Defense and other co-contaminators of the property.
Citizen of Riverbank	Final Reuse plan should utilize even more environmentally friendly procedures in development than specified	LEED principles are part of the guidance and we anticipate including them in any specific plan.
Citizen of Riverbank	Property should be first offered to local businesses for development	Agreed. The Reuse plan has allotted some property for future local business development.
Citizen of Riverbank	Want to know exactly how much the property will cost before we bite	Agreed. Fresh economic and financial information is imperative given recent events affecting financial markets. We have made this a priority in the next phase of the project.
Citizen of Riverbank	City should not be a landlord.	In order for the Reuse Plan's vision to be realized, the City will need to have control of portions of the property. This allows for leveraging of assets in order to upgrade infrastructure and bring the property into code compliance. The City intends to put in place competent property management.
RBAAP Employee	Will the facility have to close and when it does will I lose my job?	The Army's mission at RBAAP is set to end in the Spring of 2009. The military mission will be moved to Rock Island, Illinois. The LRA is developing several programs to support and aid in minimizing the displacement of any workers associated with the mission. All other tenant businesses on the site will continue as before.
RBAAP Tenant	There is not enough information on the condition of the infrastructure, i.e., power lines, water system, fire suppression system.	Agreed. The Army has provided some documentation on the condition of the facility, including infrastructure. In the reuse planning process, the LRA has also hired consultants to review the existing conditions. Further studies are needed and expected in the next phase of the project.

TABLE B-1 PUBLIC COMMENTS RECEIVED ON DRAFT REUSE PLAN (CONTINUED)

Who	Comment	LRA/Staff Position on Comment
RBAAP Tenant	Concerns about the lack of a long term lease that would provide stability and continuity; the need for a “business friendly” facility use contractor that possesses a long term vision that is aligned with the City of Riverbank.	Agreed. Both issues will need resolution as the reuse plan process and conveyance moves forward.
RBAAP Tenant	Letter attached	The LRA’s commitment to the existing tenant businesses is clearly stated in the Reuse Plan. The LRA will continue to work with each tenant to the greatest extent possible to resolve impediments to their business success.
OEA Program Manager	Email Attached	Incorporated all suggestions into the final Reuse Plan.
U.S. Army Representative	Email Attached	Comments noted.

Attachment 1: Comments from Mark Jones, U.S. Army (October 22, 2008)

Debbie and Tim, I am providing the following comments to your redevelopment plan. As stated we are encouraged by the plan and look forward to working with you as we move forward.

Army comments to the Riverbank Draft Base Reuse Plan

The Army is providing these informal comments to your Base Reuse Plan in an effort to improve the document, rather than stating the Army position with regard to the reuse plan. This document is the Community's vision for the property, and the report should be published as such without any influence from the Army. Therefore, the Army has no comments to Chapters 1-3 with the exception of section 3G which discusses equipment transfer. The community has requested comments from the Army, and in an effort to be responsive and cooperative we are providing the following comments. In total the Army is limiting our comments to those sections of the report dealing with real and personal property transfer.

The Army is encouraged by the direct approach to redevelopment as outlined in the draft plan. We look forward to continuing our positive and collaborative relationship as we move through the BRAC process of transition for your community.

Page 3-18 para G Equipment Transfer

The Army has furnished an equipment inventory to the community and has identified equipment items that the Army will move to Rock Island. The Army does plan to move the 4,500 ton press as this equipment is part of the metal parts manufacturing process designed for the Rock Island Operation. The Trackmobile railcar mover will be made available to the community as excess personal property. The Army will leave the overhead cranes in place at the Riverbank facility. In general, the Army is planning to move the equipment as outlined on the equipment inventory. As the needs of the Army change as we approach the transition period, the Army will notify the community if additional equipment items become available for community reuse.

Page 4-1 Recommended Conveyance Strategy

The initial paragraph discusses “the community goals and objectives as balanced against the Army’s requirement...” in terms of how the property will ultimately convey. As the next step in the BRAC process, the Army plans to work collaboratively with the community in making property disposal decisions. The Army’s goal is to make property disposal supportive of the community redevelopment effort. The goals of seeking fair market value for property and prompting economic redevelopment should occur in concert and not be mutually exclusive.

Page 4-2 para. D. Recommended Conveyance Strategy

The Army recognizes that the community is making recommendations to the Army in this section of the report, and as such the community recognizes that the conveyance decisions will ultimately be made by the Army in collaboration with the local community. The Army cannot agree to any specific conveyance terms at this time; however we are committed to following the BRAC process and to utilizing any and all of the available conveyance authorities in the “toolbox”. The Army is required by statute to “seek to obtain fair market value” in the consideration of any economic development conveyance applications. The statement at the end of recommendation 3 seems to diverge from the current BRAC statute.

While there is no-cost EDC authority, the Army must consider EDCs for fair market value before consideration of any no-cost EDC. The use of multiple conveyance authorities is acceptable, and the establishment of large parcels as identified in the plan conforms with the Army’s desire to limit the number of transactions. The Army’s goal is to convey property on or about the time of mission closure, and we would prefer to avoid the use of leases in furtherance of conveyance (LIFOC).

The LIFOC transactions, in our experience, take as much time and resources as a deed transfer which essentially doubles the work for the Army and the community. If we can convey the property at the time of closure, we should be able to avoid the use of LIFOCs.

Attachment 2: Comments from Amanda Fagan, OEA (October 27, 2008)

Hello Debbie,

Here are my informal comments on the Redevelopment Plan draft, which we went over in person on September 25th:

1. Page 1-1, 1st sentence – Delete “was declared to be excess property by the Base Realignment and Closure Act (BRAC) of 2005.” Replace with “was selected for closure as part of the Base Realignment and Closure (BRAC) 2005 round.” (The 2005 BRAC round was authorized as part of the Defense Authorization Act, there’s not a “BRAC Act” per se and the excess property determination is a separate action from the selection of an installation for closure under BRAC.)
2. Page 1-5, 1st sentence of 2nd full paragraph – replace “designated” with “recognized the City of Riverbank and the District 1 Board of Supervisors of Stanislaus County as” the LRA. LRAs are designated locally, and recognized by OEA on behalf of the Department of Defense. Plan also needs to identify the change in LRA composition.
3. Page 1-5, Key Steps, 4th bullet point – The Department of Housing and Urban Development is responsible to “Review the Reuse Plan for compliance with federal requirements,” not the Department of Defense.
4. Page 1-5, LRA Key Steps – Replace “will” with “may” (since the LRA does not always do all the things listed in the bullet points). Also 2nd bullet point is not accurate. Should read something like “Recommend appropriate disposal mechanisms to implement the reuse plan.”
5. Page 1-6, 1st sentence – “In most base closures the Department of Defense conveys military property to communities for public purposes...” is not an accurate statement, especially the italicized terms. “In past rounds of BRAC, the Department of Defense has conveyed property...” would be accurate. In the last sentence of same paragraph, what does “this option” refer to exactly?

6. Page 1-7, 2nd full sentence that begins “There are several mechanisms” – Replace “LRA” with “Military Department”
7. Page 1-7, last bullet, “Transformation” should be “Exchange”
8. Overview of the Planning Process section needs to discuss outreach to homeless assistance providers and public benefit eligible entities and discuss the balance requirement.
9. Figure 1-3 should include Outreach Workshops and NOI solicitation
10. Reuse Plan generally needs more description of the analytical and community process followed to develop the reuse concept and conveyance mechanisms recommended. Were any alternatives considered? How were alternatives evaluated? Plan also needs to discuss the homeless assistance and public benefit outreach and evaluation.
11. Chapter 2: How were the goals and objectives identified? Also, discuss anticipated impacts to the community of the closure of RBAAP, if any (i.e. job loss).
12. Chapter 3: What are the approximate acreages for the various sites? Also, were any alternatives to the recommended uses considered? Describe process followed and why chosen uses were selected.
13. Page 3-18, Equipment Transfer section: Recommendation to give tenants opportunity to purchase scrap metal may not be allowable. Check with Army and/or legal counsel for guidance.
14. Page 4-4, Recommendation 5. “Prosecute” is not correct term. Perhaps pursue?
15. Page 4-5, Recommendation 9, extra “and” in the type.
16. Chapter 5, Section A: Environmental Review – Somewhat awkward jump from discussion of environmental remediation to discussion of NEPA/CEQA review (two processes that are not sequential, and are not as closely linked as the text would lead a reader to believe).
17. Chapter 5, Section B: Army responsible for “all costs” of cleanup clean-up may be too broad. Use statutory or BRRM language instead (see page

103 of BRRM), something like “The Army is responsible for ensuring that appropriate response or corrective actions have been, or will be, completed to protect human health and the environment.”

18. Needs summary / closing statement to tie plan together.

I have not reviewed the Homeless Assistance Submission, which should accompany the Redevelopment Plan when submitted to HUD and the Army, as I did not find it on the City’s website. Was it also made available for review by the public?

Good luck with the Public Hearing this evening, and let me know if you have any questions about the above comments.

Kind regards,

Amanda Fagan
Project Manager
U.S. Dept of Defense, Office of Economic Adjustment

*Attachment 3: Comments from William Cundiff, RBAAP Tenant
(October 15, 2008)*

I have participated in the development of the Reuse Plan from its inception and would like to compliment the LRA and its staff on a very successful project. I would strongly recommend the adoption of this plan in its current form.

That being said, I would like to address the issue of turning over the control of the facility to someone that has the best interest of the Community and the existing tenants. Almost every existing tenant would like to expand their operations immediately. With all the time and money being spent you would think that the major objective would be increase employment at the Base. The exact opposite is true. The rhetoric of the plan is just that if the implementation takes two years with the current contractor in control of the immediate future.

There is at least one major tenant that will leave if they can not expand in the next 12 months. We have experienced the “it’s not our fault game” to the point that the people who can make this plan work are looking to move their operations to other locations. Rome is burning and NI plays on.

Let me address a real potential tragedy. Mr. Mic Meeks the tenant who has been at the base the longest has now positioned his small Company for huge success. Mr. Meek’s Company has developed a process that replaces beryllium. The Meek’s metal is now on the DOD vendor list. When the F35 begins production Mr. Meeks Company will receive more than \$3,000,000,000 in contracts for production that can be done at the Riverbank Facility. **That is Billion with a B.** No one besides the City’s economic development group is listening to Mr. Meek’s plea for resolution of his issues. Myself and others involved in this process have listened and believe that his project is extremely viable and we will be raising the needed capital before the end of the year.

The Response from the LRA has been to assist Mr. Meeks with some capital and to introduce him to sources that will assist in further financing. The response from NI has been very passive and amazingly Mr. Meeks has been unable to even get the bird's nests out of the presses next to his area so that he can bring DOD contractors to the facility.

The Meek's project is the basis on which this reuse plan will be judged. The rating to date is a D-minus. We involved in the Meek's project want to do it at Riverbank, but the project must be implemented in the next 60 days.

We will begin equipment acquisition for a new plant in Nevada by January 1, 2009, because we and the investors can no longer participate in this total lack of responsiveness to this huge opportunity.

In the next sixty days I will be using every means possible to save the Meek's project for this community. The employment of the existing skilled labor force should be reason enough for every elected official in California to demand action, beginning with the Speaker of the House, who is a strong supporter of California workers.

The opportunity exists. Now is the time for leadership, at all levels, to make this project a huge success.

Sincerely

William N. Cundiff

APPENDIX C

EQUIPMENT TO REMAIN AFTER CONVEYANCE

This appendix provides a table listing of all the Army-owned equipment at the RBAAP currently in use by tenants. The LRA requests these items be retained and remain with the property upon conveyance.

The LRA also requests first rights of refusal for all property designated as excess and delineated on the June 30, 2008, Master Equipment List. The complete Master Equipment List of all excess Army-owned property can be found on the attached disc.

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
BASE REUSE PLAN
APPENDIX C: EQUIPMENT TO REMAIN AFTER CONVEYANCE

Asset Number	Description	Location	Stated Value
USA001396	Forming & Bending Machine	120/A West	\$79.00
USA001997	Cabinet Storage Steel Green 36	7/29d	\$61.00
USA002027	Cabinet Test Wood Green Top 30	12/	\$80.00
USA002047	Stand, Tray, Tubular, Alum.	172/	\$6.00
USA002048	Stand, Tray, Tubular, Alum.	172/	\$6.00
USA002060	Table, Inspection, Wood, 24- X	7/16c	\$241.00
USA002065	Table, Inspection, Wood, 95-1/2	7/17d	\$358.00
USA002170	Bench Work Steel Const. 6' L X	7/37d	\$56.00
USA002382	Bench Work Steel Const. 6' L X	7/Aht	\$56.00
USA002393	Lockers,6 Opening, Double Tier	32/Hall	\$51.00
USA002394	Lockers,6 Opening, Double Tier	21/A Dining	\$51.00
USA003160	Truck, Hand, Warehouse, Hardwood	11/Upper Level	\$13.00
USA003176	Bench Work Steel 72- L X 28- D	12/	\$43.00
USA003356	Desk Foreman 34-1/2-Wx30-Lx52	7/Aht	\$46.00
USA004342	Locker, Clothes, Steel, Dbl Ti	7/5 & 13/19w	\$117.00
USA004499	Table, Kardex File, Wood, Varn	120/	\$27.00
USA004534	Bench Work Wood Green Finish S	3/17a	\$158.00
USA004971	Bench Work Steel Const. 6' L X	7/36d	\$56.00
USA005462	Cabinet, Bench, Storage	7/Aht	\$150.00

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Asset Number	Description	Location	Stated Value
USA005714	Cabinet First Aid 12 Gage Steel	3/ 9a	\$37.00
USA005750	Cabinet, Wood, W/12-Drawers, 2	7/	\$35.00
USA006099	Cabinet Safety Bulletin Wood	7/28d	\$31.00
USA006102	Cabinet Safety Bulletin Wood	7/28d	\$31.00
USA006808	Table, Inspection, Wood, 95-1/2	7/17d	\$384.00
USA006864	Table, Tool, Wood, 24- X 18- X	7/A11	\$18.00
USA007673	Table, Gauge, Portable Inspect	7/	\$37.00
USA008541	Desk Foreman 34-1/2-Wx30-Lx52	7/A 3	\$36.00
USA008542	Desk Foreman 34-1/2-Wx30-Lx52	7/Aht	\$36.00
USA008543	Desk Foreman 34-1/2-Wx30-Lx52	120/	\$36.00
USA008545	Desk Foreman 34-1/2-Wx30-Lx52	120/B 10.7	\$36.00
USA008546	Desk Foreman 34-1/2-Wx30-Lx52	7/Aht	\$36.00
USA008547	Desk Foreman 34-1/2-Wx30-Lx52	8/ 6c/1	\$36.00
USA008549	Desk Foreman 34-1/2-Wx30-Lx52	50/ 5	\$36.00
USA008550	Desk Foreman 34-1/2-Wx30-Lx52	8/ 4e/1	\$36.00
USA008945	Table, Work, Steel, 35- X 145-	7/12d	\$148.00
USA009406	Pump Propane Gear Type 100 GPM	125/	\$506.00
USA009407	Pump Propane Gear Type 100 GPM	126/	\$506.00
USA009899	Bench Work Welding Steel 30-1/	7/	\$120.00
USA009954	STOOL, WOOD, 12- X 18- X 18-	32/Hall	\$7.00

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Asset Number	Description	Location	Stated Value
USA010786	Desk, Office, Double Pedestal	3/25a (13799)	\$136.00
USA011025	Desk Foreman W/Key Lock & 2 Dr	7/Aht	\$100.00
USA012086	Stand, Projection, Steel, 18-W	172/	\$29.00
USA012089	Press, Drill, 15- Floor Type	7/36d	\$338.00
USA012921	Light Fixture for Drafting W/T	7/21d	\$30.00
USA013431	Rack, Distribution, Desk Organ	7/32c	\$10.00
USA013535	Pump Propane Stationary Coro-V	75/Bank A	\$1,000.00
USA013799	Building, Portable Office, 8'w	3/30a/1 (13799)	\$2,111.00
USA013800	Building, Portable Office, 8'w	7/ 3b	\$156.00
USA013802	Air Conditioner, Refrigeration	7/ 3b	\$300.00
USA013811	Welding Screen, Portable, Canvas	7/30d	\$51.00
USA013813	Welding Screen, Portable, Canvas	7/30d	\$51.00
USA013814	Welding Screen, Portable, Canvas	7/Cy	\$51.00
USA013986	Pump, Hydraulic, Hand, Enerpac	75/Bank C	\$46.00
USA014348	Cart, Maintenance	7/29d	\$360.00
USA014956	Eyewash & Safety Shower #8346	7/18b	\$221.00
USA014957	Eyewash & Safety Shower #8346	7/30b	\$221.00
USA015312	Table, Drafting, 30-3/4-Wx68-5	172/	\$110.00
USA015950	Lathe, Engine, Manual, 19- Swing	7/35c	\$63.00
USA015960	Meter Liquid Control 29 GPM 10	75/Bank A	\$875.00

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Asset Number	Description	Location	Stated Value
USA015987	Panel Enclosure Hoffman #A-903	7/20n	\$386.00
USA016147	Meter Propane Vapor 2 In. In A	75/Sw Gate	\$358.00
USA017355	Sofa Sienna Fabric Oak Finish	7/35d	\$390.00
USA017444	Air Conditioner, Refrigeration	7/A 12	\$603.00
USA017644	Grinder-Buffer 7- Dia Wheel 1/	7/29d	\$215.00
USA018511	Eraser. UV-Eprom Black Light,	7/A 13 Desk	\$96.00
USA019017	Water Filtration Unit, 2 Stage	172/Garage	\$350.00
USA019359	Grinder/Sander, Vertical/Horiz.	7/35cd	\$1,830.00
USA019377	Board, Magic Marker	7/A12	\$64.00
USA019931	Milling Machine, Vertical	8/25w	Unknown
USA020014	Monitor, Portable, Fire Cntrl	75/ /1	\$1,585.00
USA020015	Monitor, Portable, Fire Cntrl	75/ /1	\$1,585.00
USA020016	Nozzle, Aquastream, 500 GPM	75/Propan e	\$249.00
USA020017	Nozzle, Aquastream, 500 GPM	75/Propan e	\$249.00
USA020497	Milling Machine	7/34d	Unknown
USA021009	File, Lateral, Wood, 2dr, 36"	172/Ne	\$380.00
USA021010	File, Lateral, Wood, 2dr, 36"	172/Ne	\$380.00
USA021011	Table, Wood, W/Hinged Cover	172/Ne	\$300.00
USA021012	Desk, Executive, Wood, Oak	172/Ne Rm	\$795.00
USA021013	Desk, Executive, Wood, Oak	172/Ne Rm	\$795.00

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Asset Number	Description	Location	Stated Value
USA021014	Table, Executive, Wood, Oak	172/Ne	\$500.00
USA021015	Table, Executive, Wood, Oak	172/Ne	\$500.00
USA021016	Chair, Side, Padded W/Arms	172/Ne	\$395.00
USA021017	Chair, Side, Padded W/Arms	172/Ne	\$395.00
USA021018	Chair, Side, Padded W/Arms	172/Ne	\$395.00
USA021019	Chair, Typist	172/Ne	\$109.00
USA021020	Chair, Executive, Swivel W/Arm	172/Ne	\$250.00
USA021021	Chair, Executive, Swivel W/Arm	172/Ne	\$250.00
USA021022	Chair, Executive, Swivel W/Arm	172/Ne	\$250.00
USA021023	Chair, Executive, Swivel W/Arm	172/Ne	\$250.00
USA021024	File, Map, Mobile Stand	172/Ne	\$750.00
USA021025	Refrigerator, Side X Side	172/Ne	\$1,800.00
USA021026	Dishwasher, Built In	172/Ne	\$409.00
USA021027	Table, Wood, Dining	172/Ne	\$900.00
USA021028	Chair, Dining, Oak, Padded	172/Ne	\$160.00
USA021029	Chair, Dining, Oak, Padded	172/Ne	\$160.00
USA021030	Chair, Dining, Oak, Padded	172/Ne	\$160.00
USA021031	Chair, Dining, Oak, Padded	172/Ne	\$160.00
USA021032	Chair, Dining, Oak, Padded	172/Ne	\$160.00
USA021033	Chair, Dining, Oak, Padded	172/Ne	\$160.00

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Asset Number	Description	Location	Stated Value
USA021034	Chair, Dining, Oak, Padded	172/Ne	\$160.00
USA021035	Chair, Dining, Oak, Padded	172/Ne	\$160.00
USA021036	Work Center Consisting Of	172/Ne	\$3,108.00
USA021037	Work Center Consisting Of	172/Ne	\$2,721.00
USA021038	Work Center Consisting Of	172/Ne	\$2,695.00
USA021039	Work Center Consisting Of	172/Ne	\$1,683.00
USA021040	File, Lateral, Steel	172/Ne	\$937.00
USA021041	File, Lateral, Steel	172/Ne	\$831.00
USA021188	Door, Rollup, Electric	7/21b/1	\$3,610.00
USA021452	Fan, 30" Wall Mount	3/Col. 9a	\$354.00
USA021453	Fan, 30" Wall Mount	3/Col. 10a	\$354.00
USA021454	Fan, 30" Wall Mount	3/Col. 11a	\$354.00
USA021455	Fan, 30" Wall Mount	3/Col. 12a	\$354.00
USA021456	Fan, 30" Wall Mount	3/Col. 13a	\$354.00
USA021457	Fan, 30" Wall Mount	3/Col. 14a	\$354.00
USA021458	Fan, 30" Wall Mount	3/Col. 15a	\$354.00
USA021459	Fan, 30" Wall Mount	3/Col. 18a	\$354.00
USA021460	Fan, 30" Wall Mount	3/Col. 19a	\$354.00
USA021461	Fan, 30" Wall Mount	3/Col. 20a	\$354.00
USA021462	Fan, 30" Wall Mount	3/Col. 21a	\$354.00

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Asset Number	Description	Location	Stated Value
USA021463	Fan, 30" Wall Mount	3/Col. 22a	\$354.00
USA021464	Fan, 30" Wall Mount	3/Col. 23a	\$354.00
USA021465	Fan, 30" Wall Mount	3/Col. 24a	\$354.00
USA021466	Fan, 30" Wall Mount	3/Col. 25a	\$354.00
USA021467	Fan, 30" Wall Mount	3/Col. 26a	\$354.00
USA021468	Fan, 30" Wall Mount	3/Col. 27a	\$354.00
USA021604	Compressor, Air, Sullair	2/13a/1	\$22,178.00
USA021605	Fan, 18"	2/11a/1	\$742.00
USA021606	Fan, 18"	2/11a/1	\$250.00
USA021771	Barrier Gate	7/ 2 Os Door	\$5,975.00
USA021772	Barrier Gate	7/ 2b	\$5,975.00
USA000597	Microscope Model Tbv-8l	43/Lab	\$529.00

Source: United States Army, Joint Munitions Command.

APPENDIX D

EXISTING BUILDINGS AT RBAAP

Table D-1 provides an assessment of buildings on the RBAAP site that existed at the time this Reuse Plan was prepared. The list of buildings is derived from the 2005 *Environmental Condition of Property Phase I Report*. “Buildings” are defined as spaces fully enclosed by walls and roof, or covered, open-walled docks. Other “structures” in the list include, but are not limited to, electrical substation, craneways, tanks, well houses, and miscellaneous structures.

The buildings and structures are generally characterized by Type of Occupancy and Type of Construction. In Table D-1, the references to these categories made for the structures are based on terms and definitions included in the *International Building Code*, 2006 Edition.

Where direct visual observations could be made through site visits, which were conducted between March 2007 and July 2008, conditions of the buildings and structures have been characterized as Good, Fair or Poor. “Good” refers to a facility or building element that appears functionally usable and does not have apparent deficiencies that would preclude continued use. This would include, as a minimum, those buildings that are now in use by tenants or have been renovated for potential leasing. “Fair” refers to a facility or building element that may require some upgrades for continued use. “Poor” refers to a facility or building elements that appears to need general physical repairs or upgrades for continued use.

Where direct visual observations could not be made, conditions of the buildings and structures are characterized as Assumed Good and Assumed Fair. “Assumed Good” refers to a facility or building element that was not directly observed but that is part of a functioning tenant-occupied area. “Assumed Fair” refers to a facility or building element that was not directly observed but that is similar to other observed construction, which may require some upgrades for continued use.

TABLE D-1 RBAAP BUILDING SUMMARY TABLE

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
1	Former Production Line Area	1951	34,201	Exposed steel columns, roof trusses, and lateral bracing. Uninsulated metal siding walls on steel framing. Sloped metal deck roof, with supplementary roof coating applied. Portions of lower wall area can be lifted to promote natural ventilation flow through continuous roof vent area. Concrete floor. Newer Lighting. High-bay roof. Fully-sprinklered. Fire alarm system. Building houses unused manufacturing line that has been shut down. Structure and roof decking appears sound and in good condition, unlike similar line area in Building 50.	Type II-B Non-Combustible, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Interior Fair - some rusting on metal siding, Exterior Assumed Fair - coating of upper siding may be deteriorated similar to other production bays.
2	Former Production Line Area	1951	34,201	Exposed steel columns, roof trusses, and lateral bracing. Uninsulated metal siding walls on steel framing. Sloped metal deck roof, with supplementary roof coating applied. Natural ventilation can occur through continuous roof vent area. Concrete floor. Building 2 has flanking wings of similar construction at the west half of the building that are contiguous and open to Building 2. Newer Lighting. High-bay roof. Fully sprinklered. Building is tenant-occupied for the west half of its length. Fire alarm system.	Type II-B Non-Combustible, Unprotected	Environmental & Lubrication Solutions - Lube Oil Storage & Distribution	Group S-1 Moderate-Hazard Storage	Interior Good, Exterior Assumed Fair - coating of upper siding may be deteriorated similar to other production bays.
3	Former Production Line Area	1951	34,201	Exposed steel columns, roof trusses, and lateral bracing. Uninsulated metal siding walls on steel framing. Sloped metal deck roof, with supplementary roof coating applied. Portions of lower wall area can be lifted to promote natural ventilation flow through continuous roof vent area. Concrete floor. Newer Lighting. Crane rails in selected portions of building. High-bay roof. Fully sprinklered. Fire Alarm System. Portion of crane way at both sidewalls has been removed and crane can no longer travel full length of building. Building is clean, and is tenant-occupied.	Type II-B Non-Combustible, Unprotected	Eco2 Plastics - Manufacturing- Recycled plastic flake	Groups F-1 and S-1 Moderate-Hazard Factory and Storage	Interior Good, Exterior Assumed Fair - coating of upper siding may be deteriorated similar to other production bays.

Notes of Apparent Condition:

Good = Facility or building element observed without apparent deficiencies, and appear functionally usable

Fair = Facility or building element observed which may require selective upgrades for continued use.

Poor = Facility or building element observed which needs overall physical repairs or upgrades for continued use

Assumed Good = Facility or building element not directly observed but which is part of a operating tenant-occupied area or was recently used by NI Industries.

Assumed Fair = Facility or building element not directly observed but which is similar to other observed construction and which may require some upgrades for continued use.

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TABLE D-1 **RBAAP BUILDING SUMMARY TABLE (CONTINUED)**

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
4	Former Production Line Area	1951	34,201	Exposed steel columns, roof trusses, and lateral bracing. Uninsulated metal siding walls on steel framing. Sloped metal deck roof, with supplementary roof coating applied. Portions of lower wall area can be lifted to promote natural ventilation flow through continuous roof vent area. Concrete floor. Newer Lighting. High-bay roof. Fully sprinklered. Fire Alarm System. Portion of crane way at both sidewalls has been removed and crane can no longer travel full length of building. Report describing inspection performed by R.S. Tavares Associates on 4-13-06 noted need of repairs to top of brick wall between Cols 9A and 10. Sprinkler Testing by Frank & Chmielecki in 2003 reported violations in this building. No record of repairs having been completed.	Type II-B Non-Combustible, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Interior Good, Exterior Assumed Fair - coating of upper siding may be deteriorated similar to other production bays.
5	Former Production Line Area	1951	34,201	Exposed steel columns, roof trusses, and lateral bracing. Uninsulated metal siding walls on steel framing. Sloped metal deck roof, with supplementary roof coating applied. Portions of lower wall area can be lifted to promote natural ventilation flow through continuous roof vent area. Concrete floor. Newer Lighting. Fully sprinklered. Fire alarm system. Process piping for water and compressed air installed overhead. Walls and roof are painted steel panels, peeling in some areas. Evidence of roof leak seen in center area and in Northwest portion of building. Sprinkler Testing by Frank & Chmielecki in 2003 reported violations in this building. No record of repairs having been completed.	Type II-B Non-Combustible, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Interior Good, Exterior Assumed Fair - coating of upper siding may be deteriorated similar to other production bays.
6	Former Production Line Area	1951	34,201	Exposed steel columns, roof trusses, and lateral bracing. Uninsulated metal siding walls on steel framing. Sloped metal deck roof, with supplementary roof coating applied. Portions of lower wall area can be lifted to promote natural ventilation flow through continuous roof vent area. Concrete floor. Newer Lighting. High-bay roof. Fully-sprinklered. Fire alarm system. Some process equipment, conveyors, and small piping are suspended from roof trusses. This is production area currently in use. Process piping for cooling tower supply and return, and for steam, air, and process water installed overhead. Conduits containing high voltage wiring seen along north wall near eave line. Portion of crane way at both sidewalls has been removed and crane can no longer travel full length of building. Paint finish on building interior is peeling in	Type II-B Non-Combustible, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Interior Good, Exterior Fair - coating of upper metal siding deteriorated. Corrosion visible.

TABLE D-1 RBAAP BUILDING SUMMARY TABLE (CONTINUED)

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
				areas. Finish on exterior face of metal siding is deteriorated and may be friable. Radiant heaters installed below craneway level. Many pieces of floor mounted equipment and chemical vats. Process produces chemical waste which is discharged into sumps and then pumped overhead to the process treatment plant in double walled pipes. Report describing inspection performed by R.S. Tavares Associates on 4-13-06 noted need of repairs to concrete pedestals below steel column at 9B.				
7	Former Production Line Area	1951	71,622	Exposed steel columns, steel channel roof purlins, and lateral bracing. Uninsulated metal siding walls on steel framing. Low-slope uninsulated metal deck roof, with supplementary light-colored roof coating, as implied by aerial photo . Band of windows along north exterior wall, some sash operable. Concrete floor. Newer Lighting. High-Bay roof , Continuous band of windows. Fire alarm system. Main portion of building houses tenant involved in metal manufacturing and coating activities. Small area for facility maintenance shop and maintenance offices is located in northwest corner of this Building. Window air conditioners provided here. Center row of columns helps to support 6 Ton bridge crane used in fabrication process. 1 Ton jib crane also in use. Gutters and downspouts not provided. Building eaves are sprinklered. Steel-framed mezzanine constructed within the bay is used for Offices or similar. Several windows along north wall in need of repair. Exterior pipe rack north of building is missing insulation. Exterior doors are operable, but do not lock. Report describing inspection performed by R.S. Tavares Associates on 4-13-06 noted damage to Column 33C and recommended retrofits to both flanges. Not confirmed if these repairs were made. This Report also noted need of repairs to concrete pedestals below steel column at Row 44C. Sprinkler Testing by Frank & Chmielecki in 2003 reported violations in this building. No record of repairs having been completed.	Type II-B Non-Combustible, Unprotected	Dayton Superior - Steel Reinf. Bar fabrication & coating	Groups F-1 and S-1 Moderate-Hazard Factory and Storage	Interior Good, Exterior Fair - coating of upper siding deteriorated

TABLE D-1 RBAAP BUILDING SUMMARY TABLE (CONTINUED)

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
8	Former Production Line Area	1951	48,225	Reinforced concrete frame, exposed steel columns and steel roof trusses, flat roof deck. High-bay roof. Roof framing is laterally braced. Powered rooftop ventilators. Heavy top-running bridge crane (approx 50 Ton capacity) travels full length of building. Uninsulated metal siding walls on steel framing. Braced bays above level of concrete frame. Band of clerestory windows is provided at mid-height of east and north walls. Concrete floor; high load carrying capacity is likely, consistent with high capacity of crane. Clerestory windows in upper east wall. Fully-sprinklered. Metal siding provided at upper portion of walls. Sliding wood doors are provided along the west wall leading to the rail spur and to truck loading docks. Indications of leakage can be seen on the underside of roof deck panels in at least 6 areas, as evidenced by peeling of facing of roof panels. Sprinklers installed throughout. Draft/smoke curtains are provided full-depth of roof trusses in three locations. Building is occupied by several tenants and is used for metal forming, packing and shipping activities. Large electrical panels located along the east wall and bus duct along the north wall appear to be older. Report describing inspection performed by R.S. Tavares Associates on 4-13-06 noted need of repairs to concrete pedestal near Col Row 7 along west side.	Type II-B Non-Combustible, Unprotected	NI Industries - Manufacturing AM2T - Powdered Metal Manufacturing Berkeley Forge - Storage	Groups F-2 and S-2 Low-Hazard Factory and Storage	Interior Good, Exterior Fair - coating of upper siding deteriorated
				High center bay with low flanking bays full length of building. Not sprinklered. Ansul fire suppression system (FM200 compliant) is installed in the Print Vault. Last checked 2008 by Jorgensen Co. Concrete frame with exposed wood columns, wood trusses and wood roof deck. Brick masonry walls, non-bearing. Clerestory windows at upper portion of both walls of center bay. Continuous window band along upper portion of low bay walls, some sash operable. Concrete floor. Newer Lighting. Light crane in center bay, full length. Space exists between roof planks. If tear-off and re-roofing done, space between roof planks should be closed or other method used to prevent debris from falling into areas below. Wood Truss Splitting: Inspection with follow-up Report (Dated 8-19-02) by R.M. Tavares of Comple Engineering Group describes inspections made of splitting observed in wood trusses, some in the north face of the bottom chord near the center of the span of the truss located between columns 21B and 21C.	Type IV Heavy-Timber, Unprotected	NI Industries - Shop / Manufacturing	Groups B Business and F-2 and S-2 Low-Hazard Factory and Storage	Good
9	Machine Shop Offices	1951	37,800					

TABLE D-1 RBAAP BUILDING SUMMARY TABLE (CONTINUED)

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
				Quarterly inspections recommended to monitor changes in truss condition. Report by Tavares Associates Inc. (dated 4-13-06) describes structural walk-through inspection performed on 3-24-06. Subsequent Report by Tavares Associates Inc. (dated 1-30-08) listed conclusions of walk-through on this date focused on inspecting trusses in this building. No changes in truss conditions were reported. Continued quarterly inspections and measurement of splits were recommended.				
10	Crib/Warehouse e/Office National Guard	1951	20,338	High east bay with low east bay. Concrete frame with exposed wood columns, wood trusses and wood roof deck. Brick exterior masonry walls, and brick separating wall between bays, non-bearing. Clerestory windows at upper portion of both walls of center bay. Continuous window band along upper portion of low bay walls, some sash operable-projected type. Concrete floor. Fully remodeled, Fully-sprinklered. ADA-compliant entrance and restrooms. Energy-efficient Lighting. Gas fired unit heaters & radiant heaters. Air conditioning at enclosed interior office construction. Report describing inspections and analysis done by Ralph Morgan Associates (dated 1-20-98) noted splits and recommended repairs to wood trusses in twelve locations. One repair was marked urgent and requested shoring be installed at Col Line 5. It is not clear if all recommended repairs were completed. Report describing inspection performed by R.S. Tavares Associates on 4-13-06 noted that extending the roof downspout down to ground level at the building corner close to Building 121 is desirable. Sprinkler Testing by Frank & Chmielewski in 2003 reported violations in this building. No record of repairs having been completed.	Type IV Heavy Timber, Unprotected	NI Industries - Intended for Lease.	Intended Groups B Business and F-2 and S-2 Low-Hazard Factory and Storage	Good
11	Paint & Oil Storage, Recycling & Transport	1951	12,451	Exposed steel columns, roof trusses, and lateral bracing. Uninsulated metal siding walls on steel framing. Sloped metal deck roof. Window bands along exterior walls; some sash are operable-projected type. Powered roof ventilators. High-bay. Glazing and operable sash at walls. Two large roll-up doors in north and south walls, aligned with drive through rail sidings. Built-up roofing, but no gutters. Building has underground story, which was not examined. Concrete floor. Fire alarm system.	Type II-B Non-Combustible, Unprotected	Riverbank Oil Transfer - Storage and Transfer of Waste Oil and antifreeze from trucks to railroad cars	Groups F-1 and S-1 Moderate-Hazard Factory and Storage	Interior (Locked by tenant - Not Observed) Exterior Fair - coating of upper siding deteriorated

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TABLE D-1 **RBAAP BUILDING SUMMARY TABLE (CONTINUED)**

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
12	Former Boiler House - Now Tenant-Occupied.	1951	6,240	Exposed painted steel columns, roof trusses, and lateral bracing. Uninsulated metal siding walls on steel framing. Sloped metal deck roof. Window bands along exterior walls; some sash are operable-projected type. Others are fixed, aluminum curtain wall style sash. Powered roof ventilators. Aerial photo implies that light-colored roof coating was applied. Concrete floor. Freestanding office area constructed of studs and gypsum board. Process water and natural gas piping provided. Jib crane also in use. High-bay. Large roll-up doors.	Type II-B Non-Combustible, Unprotected	Donaldson Company - Metal Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Good
13	Production Line - Rectifier House	1951	38,000	Masonry-walled multi-story building, approximately 32 ft tall, with steel frame and concrete roof. Building is sprinklered and has fire alarm system. Sprinkler Testing by Frank & Chmielewski in 2003 reported violations in this building. No record of repairs having been completed. This building formerly housed manufacturing activities, which are now inactive. Roof framing incorporates lateral bracing. Craneway is provided full length of building. Process water and air piping is routed within building. Steel framed mezzanine floors are provided over the southern 2/3 of the building. One 10 ft high mezzanine incorporates wood framed partitions and suspended ceiling for an Office Area. The other 18 ft high mezzanine contains process equipment. Center area contains 6,000 lb service elevator for access to mezzanines. In general the painted finish on the steel framing is OK, but some corrosion was observed on mezzanine steel. Stairs and railings would not be compliant with current requirements for personnel exit stairs. Some corrosion noted on pipes and steel framing in central area of main floor below low mezzanine. Ventilation in the building now consists of fans and louvers in the exterior walls.	Type V-B, Unprotected	NI Industries - Storage	Groups F-2 and S-2 Low-Hazard Factory and Storage	Fair
14	Security Office & Locker Rooms	1951	10,888	Brick masonry walls with masonry piers to support exposed wood trusses and wood plank roof. Low-slope gable roof with composition shingles. North portion is security office; Locker Rooms/Showers not used. Interior wall dividing east and west portions of buildings is structural glazed tile, masonry (14 courses) with gypsum board partition above. Masonry is probably unreinforced. Gable roof has approx. 1-inch slope. New windows installed at security office. Lower 7 courses of brick on east and	Type V-B, Unprotected	NI Industries - Offices & Misc. Storage (Lockers & Showers not used)	Groups B-Business and S-2 Low-Hazard Storage	Good

TABLE D-1 RBAAP BUILDING SUMMARY TABLE (CONTINUED)

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
15	Transformer Servicing Facility	1951	3,200	west walls show evidence of possible moisture infiltration (efflorescence and moss growth). Eave boards are wood, however no gutters are provided. Wood framed canopy is attached to south side of building. Report describing inspection performed by R.S. Tavares Associates on 4-13-06 noted need of repairs members in this roof that have been damaged by dry-rot, and called for re-roofing of this canopy. End-splitting observed in secondary members of most roof trusses in outer quarter of span closest to perimeter walls. Splitting usually coincides with location of through fasteners used to assemble the trusses. Width of splits should be measured, and subsequently monitored at regular intervals, to determine if change in the splits is occurring. Exposed 60 ft. high steel framing with uninsulated metal siding walls and roof deck. Not sprinklered. Lateral bracing, 22 ft high roll-up door. Concrete floor. 50 Ton crane runs full length of building. Galbestos coating on metal siding exterior is peeling. Building also used as facility for repairing locomotives used for moving materials around site.	Type II-B Non-Combustible, Unprotected	NI Industries - Shop / Manufacturing	Group F-2 Low-Hazard Factory	Fair
16	Office and Gate House	1951	3,740	Brick bearing walls; structural glazed tile interior partitions are assumed, based on comparison with Building. 17. Air-conditioned offices, windows. Composition roof singles over wood-framed gabled roof structure. Single-glazed windows in all walls.	Type V-B, Unprotected	NI Industries - Office & Administration	Group B - Business	Good
17	Administrative Office	1951	7,308	Brick bearing walls, with structural glazed tile interior partitions. Composition roof singles over wood-framed gabled roof structure. Single-glazed windows in all walls. Fully-sprinklered. Air-conditioned offices. Ansul fire suppression system (FM200 compliant) is installed in Communications Room. Last checked 2008 by Jorgensen Co.	Type V-B, Unprotected	NI Industries - Office & Administration	Group B - Business	Good
18	Cafeteria and Offices	1951	2,819	Brick bearing walls; structural glazed tile interior partitions are assumed, based on comparison with Building 17. Composition roof singles over gabled roof structure (construction unknown - wood framing assumed). Single-glazed windows in all walls.	Type V-B, Unprotected	NI Industries - Office & Administration	Group B - Business	Assumed Good
19	Production Restrooms	1951	501	Attached to formed concrete aisle way 23. Wood frame partition construction.	Type V-B, Unprotected	NI Industries - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Assumed Good

TABLE D-1 **RBAAP BUILDING SUMMARY TABLE (CONTINUED)**

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
20	Empty Barrel Storage	1951	14,800	Large concrete pad at rail spurs north of Building 11. Area used for railroad car off-loading.	N / A	Eco2 Plastics - Manufacturing; Plastics Recycling	N / A	Good
21	Plant Cafeteria	1951	6,916	Passageway is poured concrete walls roof and floor, to be a connecting walkway between Buildings 1 & 2. Infill construction appears to be wood framed partitions within the concrete passageway.	Type V-B, Unprotected	NI Industries - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Assumed Good
22	Aisleway and Office	1951	1,976	Passageway is poured concrete walls roof and floor, to be a connecting walkway between Buildings 1 & 2. Infill construction appears to be wood framed partitions within the concrete passageway.	Type V-B, Unprotected	Eco2 Plastics - Manufacturing; Plastics Recycling	Groups F-1 and S-1 Moderate-Hazard Factory and Storage	Assumed Good
23	Aisleway and Office	1951	2,652	Passageway is poured concrete walls roof and floor, to be a connecting walkway between Buildings 1 & 2. Infill construction appears to be wood framed partitions within the concrete passageway.	Type V-B, Unprotected	NI Industries &- Eco2 Plastics - Manufacturing, Plastics Recycling	Groups F-2 and S-2 Low-Hazard Factory and Storage	Assumed Good
24	Aisleway and Gage Laboratory	1952	1,976	Passageway is poured concrete walls roof and floor, to be a connecting walkway between Buildings 1 & 2. Infill construction appears to be wood framed partitions within the concrete passageway.	Type V-B, Unprotected	NI Industries - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Assumed Good
25	Aisleway and Accounting Storage Area	1952	2,652	Passageway is poured concrete walls roof and floor, and is a to be a connecting walkway between Buildings 5 and 6. Infill construction is wood framed partitions within the concrete passageway. Area 25A contains QA Offices. Interior finishes within this area includes older 12-in x 12-in acoustical tile on wood furring applied to underside of roof construction, older 12-in x 12-in resilient tile (dark red) applied to the concrete floor slab, and painted walls. Ventilation ducts are exposed.	Type V-B, Unprotected	NI Industries - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Fair
26	Aisleway and Instrument Storage Area	1951	1,976	Passageway is poured concrete construction walls roof and floor, to be a connecting walkway between Buildings 1 & 2. Infill structure appears to be wood framed partitions a within the concrete passageway.	Type V-B, Unprotected	NI Industries - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Assumed Good

TABLE D-1 **RBAAP BUILDING SUMMARY TABLE (CONTINUED)**

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
27	Restroom and Passage	1951	1,053	Structure not observed. Infill building located between Buildings. 1 & 2. Most likely same construction as Buildings 1-7, but with flat roof having coated, built-up roofing, per aerial photos information. Interior construction likely wood stud partition framing.	Type V-B, Unprotected	NI Industries - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Assumed Good
28	Restroom and Passage	1951	1,053	Structure not observed. Infill building located between Buildings. 3 & 4.. Most likely same construction as Buildings 1-7, but with flat roof having coated, built-up roofing, per aerial photos information. Interior construction likely wood stud partition framing.	Type V-B, Unprotected	NI Industries - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Assumed Good
29	Restroom	1951	1,053	Infill building between Main Buildings 5 & 6. Construction not directly observed. Most likely same construction as Buildings 1-7, but with flat roof having coated, built-up roofing, per aerial photos information. Interior construction likely wood stud partition framing.	Type V-B, Unprotected	NI Industries - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Assumed Good
30	Restroom and Passage	1951	1,053	Infill building between Main Buildings 5 & 6. Construction not directly observed. Most likely same construction as Buildings 1-7, but with flat roof having coated, built-up roofing, per aerial photos information. Interior construction likely wood stud partition framing.	Type V-B, Unprotected	NI Industries - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Assumed Good
31	Restroom and Passage	1951	1,053	Infill building between Main Buildings 3 & 4. Construction not directly observed. Most likely same construction as Buildings 1-7, but with flat roof having coated, built-up roofing similar to Building 7, per aerial photos information. Interior construction likely wood stud partition framing.	Type V-B, Unprotected	NI Industries &- Eco2 Plastics - Manufacturing	Groups F-1 and S-1 Moderate-Hazard Factory and Storage	Assumed Good
32	Restroom and Passage	1951	1,053	Infill building between Main Buildings 1 & 2. Construction not directly observed. Most likely same construction as Buildings 1-7, but with flat roof having coated, built-up roofing similar to Building 7, per aerial photos information. Interior construction likely wood stud partition framing.	Type V-B, Unprotected	NI Industries and Environmental & Lubrication Solutions Manufacturing & Storage	Groups F-1 and S-1 Moderate-Hazard Factory and Storage	Assumed Good
33	Passage and Distribution PNL	1951	1,520	Infill building between Main Buildings 1 & 7. Construction is braced steel frame similar to Buildings 1-7, but with flat roof having coated built-up roofing, similar to Building. 7, per aerial photos information. Interior construction is wood stud partition framing.	Type V-B, Unprotected	NI Industries - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Good

TABLE D-1 RBAAP BUILDING SUMMARY TABLE (CONTINUED)

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
34	Passage and Office	1952	1,539	Infill building between Main Buildings 1 & 2. Construction is braced steel frame similar to Buildings 1-7, but with flat roof having coated built-up roofing, similar to Building. 7, per aerial photos information. Interior construction is wood stud partition framing.	Type V-B, Unprotected	NI Industries and Environmental & Lubrication Solutions Manufacturing & Storage	Groups F-2 and S-2 Low-Hazard Factory and Storage	Good
35	Passage and Emergency Generator # 7	1952	1,539	Infill building between Main Buildings 2 & 3. Construction not directly observed. Construction is braced steel frame similar to Buildings 1-7, but with flat roof having coated built-up roofing, similar to Building. 7, per aerial photos information. Interior construction is wood stud partition framing. Peeling paint observed at underside of roof.	Type V-B, Unprotected	NI Industries & Eco2 Plastics - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Good
36	Passage	1952	1,053	Infill building between Main Buildings 3 & 4. Construction similar to Buildings 1-7, but with flat roof having coated built-up roofing similar to Building. 7, per aerial photos information. Interior construction likely wood stud partition framing.	Type V-B, Unprotected	NI Industries & Eco2 Plastics - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Good
37	Passage and Office	1952	1,539	Infill building between Main Buildings 1 & 7. Metal framed construction similar to Buildings 1-7, but with flat roof having coated built-up roofing similar to Building. 7, per aerial photos information. Interior construction is wood stud partition framing. Wood windows in east wall. Metal siding exterior walls. Facing of underside of roof deck panels is peeling.	Type V-B, Unprotected	NI Industries & Amer. Highway Technologies Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Good
38	Passage	1951	1,539	Infill building between Main Buildings 1 & 7. Construction similar to Buildings 1-7, but with flat roof having coated built-up roofing, similar to Building. 7, per aerial photos information. Interior construction likely wood stud partition framing.	Type V-B, Unprotected	NI Industries - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Good
39	Central Salvage Area	1952	2,112	Infill building between Main Buildings 3 & 4 used to house lathe and drill presses. Construction similar to Buildings 1-7, but with flat roof having coated built-up roofing similar to Building 7, per aerial photos information. Interior construction is wood stud partition framing and unreinforced brick walls.	Type V-B, Unprotected	NI Industries - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Good
42	Sewage Disposal Plant	1951	42,875	Construction not directly observed. Plant is located north of the main plant area, and consists of small service building, with nearby at-grade sludge beds, effluent field, and sanitary sewage beds.	N / A	NI Industries - Manufacturing	N / A	Good

TABLE D-1 **RBAAP BUILDING SUMMARY TABLE (CONTINUED)**

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
43	Acid Neutralization / Cyanide Lab	1952	1,558	Metal framed building with metal siding. Not sprinklered. Operable windows. Interior walls are stud and gypsum board partitions. Houses wet lab in air conditioned finished space with resilient tile floor and suspended ceiling. Electrical control panels provided for water treatment system. Attached metal shed roof covers air compressor and air receiver equipment.	Type V-B, Unprotected	NI Industries - Manufacturing	Group H-4	Good
44	Acid Neutralization / Cyanide Destruction	1952	12,240	Waste treatment system storage tanks. Construction varies: poured concrete and / or steel tanks. Metal roof over sludge separator equipment.	N / A	NI Industries - Manufacturing	N / A	Good
45	Production Line	1952	7,293	Infill building between Main Buildings 1, 7 & 8. Same construction as 1-7, but with flat roof similar to Building. 8, per aerial photo information. Powered rooftop ventilators. Structure and roof decking appears sound and in good condition. Paint and insulation on process piping is deteriorated.	Type II-B, Unprotected	NI Industries - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Good
46	Production Line	1952	8,200	Infill building between Main Buildings 1, 2 & 8. Construction not directly observed. Most likely same construction as 1-7, Buildings but with coated roof and powered rooftop ventilators, per aerial photo information.	Type II-B, Unprotected	Donaldson Company - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Assumed Good
47	Production Line and Emergency Gen # 2	1952	8,360	Infill building between Main Buildings 2, 3 & 8. Construction not directly observed. Most likely same construction as Buildings 1-7, but with coated roof and powered rooftop ventilators, per aerial photo information.	Type II-B, Unprotected	Eco2 Plastics - Manufacturing- Plastic Recycling	Groups F-1 and S-1 Moderate-Hazard Factory and Storage	Assumed Good
48	Production Line and Office	1952	8,400	Infill building between Main Buildings 3, 4 & 8. Construction not directly observed. Most likely same construction as Buildings 1-7, but with coated roof and powered rooftop ventilators, per aerial photo information.	Type II-B, Unprotected	NI Industries - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Assumed Good
49	Production Line and Emergency Gen # 4/5	1952	10,548	Infill building between Main Buildings 4,5 & 8. Construction not directly observed. Most likely same construction as Buildings 1-7, but with coated roof and powered rooftop ventilators, per aerial photo information.	Type II-B, Unprotected	NI Industries - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Assumed Good

TABLE D-1 **RBAAP BUILDING SUMMARY TABLE (CONTINUED)**

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
50	Production Line and Emergency Gen # 6	1952	10,420	Infill building contiguous with and open to Main Buildings 5, 6 & 8. Construction is metal framing with metal roof and wall panels similar to Buildings 1-7. However, roof appears to be coated roof with powered rooftop ventilators, per aerial photo information.	Type II-B, Unprotected	NI Industries - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Poor
				This area houses production equipment used for treatment of metals. Paint finish on steel structural members, suspended piping, and on underside of roofing panels is severely peeling. Large electrical bus duct is located along the north wall and extends across Building 5 into courtyard area between Buildings 4 & 5.				
51	Laboratory Chemical and Metallurgical	1952	3,800	Infill building between Main Buildings 5 & 6. Sprinklers provided. Houses three rooms (Dry Lab, Wet Lab and Machine Shop) constructed of wood roof framing, wood stud partitions with painted plywood facing, and wood doors having glass vision lights. Lighting consists of strip fluorescent fixtures. Ventilation ducts are exposed. Machine Shop air appears to discharge into Building 5. Dry Lab contain wall-mounted electrical panels. Floor finish consists of older 12-in x 12-in resilient tile applied to the concrete floor slab. Walls are painted. Ventilation ducts are exposed.	Type II-B, Unprotected	NI Industries - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage	Good
52	Transformer Area - Substation # 10	1951	700	Construction not directly observed. Reported energized and in use.	N / A	NI Industries - Manufacturing	N / A	Structure not observed
53	Transformer Area - Substation # 5	1952	1,200	Fenced substation south of Building 11, pad-mounted, with gravel paving. Not in use. Damaged 13.8 kV Feeder.	N / A	NI Industries - Manufacturing	N / A	Poor
54	Transformer Area - Substation # 13	1952	1,200	Fenced substation south of Building 8, pad-mounted. Reported energized and in use.	N / A	NI Industries - Manufacturing	N / A	Good
55	Transformer Area - Substation # 9	1952	1,868	Electrical panel room attached to formed concrete aisle way 23, between Buildings 4 & 5. Wood frame partition construction. Exterior substation area is concrete pad mounted. Construction not directly observed. Reported energized and in use.	Type V-B, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory	Good
56	Transformer Area - Substation # 7	1952	600	Substation located between Buildings 2 & 3, pad-mounted. Construction not directly observed. One transformer reported as damaged and de-energized.	N / A	NI Industries - Manufacturing	N / A	Poor

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TABLE D-1 **RBAAP BUILDING SUMMARY TABLE (CONTINUED)**

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
57	Transformer Area - Substation # 12	1952	600	Construction not directly observed. Adjacent to Building 30, between Main Buildings 5 & 6. Aerial photo appears to indicate covered area. Reported energized and in use.	Type II-B, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory	Assumed Good
58	Transformer Area - Substation # 8	1952	600	Construction not directly observed. Adjacent to Building 31, between Main Buildings 3 & 4. Aerial photo appears to indicate covered area. Reported energized and in use.	Type II-B, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory	Assumed Good
59	Transformer Area - Substation # 6	1952	600	Construction not directly observed. Adjacent to Building 32, between Main Buildings 3 & 4. Reported energized and in use.	N / A	NI Industries - Manufacturing	N / A	Assumed Good
60	Transformer Area - Substation # 11	1952	564	Construction not directly observed. Appears to be within Building 47. One transformer reported as damaged and de-energized.	Type II-B, Unprotected	Eco2 Plastics - Manufacturing; Plastic recycling	Groups F-1 and S-1 Moderate -Hazard Factory and Storage	Poor
61	Cooling Tower Control House	1952	300	Small structure adjacent to wood framed cooling tower.	Type V-B, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory	Exterior Fair; Interior Assumed Fair
62	Engineering Store House	1952	30	Structure not observed.	---	---	---	---
64	Fuel Oil Unload Service Building	1951	30	Structure adjacent to Pump House 104.	---	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory	Good
73	Hose Cart House No. 1	1951	117	Structure not observed.	---	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory	Structure not observed
74	Compressor House, Propane Storage Area	1951	1,240	Pre-engineered metal building.	Type II-B, Unprotected	Kiva Energy Inc. - Propane Storage	Group H-2 High-Hazard (assumed)	Good
75	Propane Storage Area	1952	83,400	Above-ground welded steel tanks on concrete supports; mounted horizontally.	N / A	Kiva Energy Inc. - Propane Storage	N / A	Good
76	Fuel Oil Storage Area, Water Tanks (2)	1951	1,600	Above ground bolted steel tanks, painted, on steel ring foundations.	N / A	NI Industries - Storage	N / A	Exterior Good; Interior of Tanks Assumed Good
77	Sulfuric Acid and Caustic Soda Storage	1952	1,591	Structure not observed.	---	NI Industries - Storage	---	Structure not observed
78	Oil Room Building	1951	1,100	Structure not observed.	---	NI Industries - Storage	---	Structure not observed

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TABLE D-1 **RBAAP BUILDING SUMMARY TABLE (CONTINUED)**

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
79	Scale house	1952	66	Structure not observed.	---	NI Industries - Storage	---	Structure not observed
80	Varnish Stripping Building	1953	2,211	Infill building attached to Main Building 3 and to Building 39, houses small equipment and a 150 hp steam boiler in the NW corner (circa 1980). West wall is unreinforced brick. Remaining construction is metal framing and metal siding. Large roll-up door opens into Building 3, and sliding wood door in east wall leads to the exterior courtyard. South wall contains numerous awning-type windows. Roof is flat, similar to Building. 8, per aerial photos information. Some degradation of roof coating seen on underside of roof deck. Report describing inspection performed by R.S. Tavares Associates on 4-13-06 noted need of repairs to concrete pedestals below steel column at Col Row 2.	Type II-B, Unprotected	NI Industries - Manufacturing	Actual Use Unknown	Good
81	Production Line	1953	11,001	Infill building attached to Main Building 7, Building 45 and to Building 8. Construction is metal framed construction similar to these buildings. Some peeling Galbestos metal siding finish seen on south wall. North wall is new galvanized metal siding. Concrete floor. In general, overall condition is serviceable.	Type II-B, Unprotected	Dayton Superior - Manufacturing	Groups F-1 and S-1 Moderate -Hazard Factory and Storage	Good
82	Tocco Generator & Emergency Gen. # 9	1953	1,638	Structure not observed, but most likely same construction as 1-7, but with flat roof similar to Building. 8, per aerial photos information. Located between Buildings 1 & 2.	Type II-B, Unprotected	NI Industries - Manufacturing	Groups F-2 & S-2 Low-Hazard Factory and Storage	Structure not observed
83	Plating Rack Repair Area	1951	714	Infill building attached to Main Buildings 4 and to Building 37. Construction is metal framed similar to buildings 1-7, with sloped roof. Portion of walls are concrete masonry, most likely unreinforced. Courtyard outside of this building is used for general storage of pallets, and has concrete paving provided with storm drains. Pole-mounted substation in courtyard has cables with exposed, friable insulation of unknown material content.	Type II-B, Unprotected	NI Industries - Manufacturing	Groups F-2 and S-2 Low-Hazard Factory and Storage (Assumed) Actual use unknown.	Good
84	Loading Dock with Canopy	1951	764	Structure not observed.	---	---	---	Structure not observed
85	Transformer Oil Pump building	1951	169	Brick masonry with flat roof.	Type V-B, Unprotected	NI Industries - Manufacturing	Group S-1 Moderate -Hazard Storage	Exterior Fair - Interior Unknown

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TABLE D-1 **RBAAP BUILDING SUMMARY TABLE (CONTINUED)**

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
87	Storage building	1951	270	Cinder block building (not painted), with door, louvers, and 4 windows. Wood lean-to structure erected on east side. Wood framed roof with built-up roofing. Used for storage.	---	NI Industries - Manufacturing	---	Good
95	Transformer Area - Substation # 1	1951	280	Fenced substation west of Building 1, pad-mounted. Concrete curb provided around the area. Reported energized and in use.	---	NI Industries - Manufacturing	---	Construction Good
96	Transformer Area - Substation # 2	1952	540	Fenced substation south of Building 9, pad-mounted. Reported energized and in use.	N / A	NI Industries - Manufacturing	---	Assumed Good
97	Transformer Area - Substation # 3	1952	1,050	Fenced substation north of Building 7, pad-mounted. Storage shed (Trade name "Tuff-Shed") is wood framed, with shingle roof, gravity turbine-type roof vent, wood siding. All transformers de-energized and not in use.	---	NI Industries - Manufacturing	---	Poor
98	Transformer Area - Substation # 4	1953	400	Fenced substation south of Building 7, pad-mounted. Reported energized and in use.	---	NI Industries - Manufacturing	---	Assumed Good
99	Transformer Area - Substation # 14	1953	600	Fenced substation west of Building 120, pad-mounted.	N / A	NI Industries - Manufacturing	---	Assumed Good
100	Transformer Area - Substation # 15	1952	600	Substation located between Buildings 1 & 2, pad-mounted. All transformers de-energized and not in use. Scheduled for removal March 2009.	N / A	NI Industries - Manufacturing	---	Assumed Good
101	Transformer Area - Substation Spare	1953	600	Fenced substation north of Building 9, pad-mounted.	N / A	NI Industries - Manufacturing	---	Assumed Good
102	Water Well # 1	1951	64	Small brick masonry building with wood frame roof.	---	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Good
103	Water Well # 2	1951	64	Small brick masonry building with wood frame roof. No longer in use.	---	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Fair
104	Water Well # 3	1951	152	Small brick masonry building with wood frame roof.	---	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Good

TABLE D-1 **RBAAP BUILDING SUMMARY TABLE (CONTINUED)**

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
105	Water Well # 4	1951	64	Small brick masonry building with wood frame roof.	----	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Good
106	Water Well # 5	1951	199	Pre-engineered metal building over active deep well.	----	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Good
107	Covered Passage	1951	178	Infill building between Main Buildings 1 & 7. Construction not observed throughout - tenant occupied. Construction likely is similar to Buildings 1-7, but with low-slope roof similar to Building 7, per aerial photos information. Interior construction likely wood stud partition framing.	Type V-B, Unprotected	NI Industries and Dayton Superior Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Assumed Good
108	Main Transformer Substation # 1	1951	8,050	Fenced substation west of Building 13, pad-mounted. To be retained as a backup main after March 2009.	N / A	NI Industries - Manufacturing	N / A	Assumed Good
109	Main Transformer Substation # 2 and 3	1951	9,650	Fenced substation west of Building 13, pad-mounted. All transformers de-energized and not in use. Scheduled for removal and replacement March 2009.	N / A	NI Industries - Manufacturing	N / A	Assumed Good
110	Terminal house	1951	270	Blockhouse/control room for substation. Brick walls, concrete roof.	----	----	----	Good
114	Tank Water Storage 100,000 Gallons	1951		Steel tank elevated on steel framing. Seismically deficient to current codes. Requires structural upgrade as evaluated by independent evaluation documented 1-22-98. Evaluation found that tank did not comply with API 650 Standard (dated 1996) for seismic design. Content of external coating is unknown. Two options were offered to upgrade the tank to comply with the 1996 Standards: reduce the tank's operating capacity to not more than 40,000 gallons, or upgrade the tank structurally. NI Industries staff reported that the operating capacity of the tank has been reduced to approximately half of design capacity.	N / A	AT&T Wireless/T-Mobile - Transmitter	N / A	Poor
117	Cooling tower , Main Plant	1952		Wood framed cooling tower.	N / A	NI Industries - Manufacturing	N / A	Unknown if system still in use
118	Cooling tower , Boiler house	1952	6	Structure not observed.	N / A	NI Industries - Manufacturing	N / A	Unknown if system still in use
119	Cooling tower , Steam Plant	1953	400	Structure not observed.	N / A	NI Industries - Manufacturing	N / A	Unknown if system still in use

TABLE D-1 **RBAAP BUILDING SUMMARY TABLE (CONTINUED)**

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
120	Former Steam Plant & Emergency Generator # 10	1953	58,066	Exposed steel columns, roof trusses, and lateral bracing. Not sprinklered. Continuous crane way with two cranes (1 at 10 Ton capacity, 1 at 30 Ton capacity) High bay - op-running cranes 30-Ton original, 10-Ton added by tenant. Uninsulated galvanized metal siding walls (no paint) on painted steel framing. Sloped metal deck roof, with supplementary roof coating applied. 2 long gravity-type ridge vents at roof. Clerestory windows in upper walls. Concrete floor. Paint booth at west end. Portions of exterior wall panels can be lifted to provide ventilation. Large roll-up door in west wall. Galvanized exterior OK. Some peeling paint seen on window frames.	Type II-B, Unprotected	Donaldson Company - Metal Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Good
120H	Addition to Building 120	2006	28,000	Pre-engineered metal building. New Building; cranes in 3 bays, roll-up doors, energy-efficient lighting. Not sprinklered.	Type II-B, Unprotected	Donaldson Company - Metal Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Good
121	Loading Dock, Steel Plant	1953	420	Exposed painted steel columns and framing; metal deck roof. Open-sided dock continuous. Report describing inspection performed by R.S. Tavares Associates on 4-13-06 noted need of repairs to concrete pedestal at one column and providing grout under this column.	Type II-B, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Fair, Corrosion seen on top of metal roof deck; underside OK.
122	Crane Runway and Steel Storage Area	1953	18,332	Exterior concrete slab with elevated crane runway on both sides.	N / A	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Good
125	Unloading station No. 1 Propane	1951	8	Painted steel stairs and elevated steel platform aligned with elevation of rail car hatch.	N / A	Kiva Energy Inc. - Propane Storage	N / A	Good
126	Unloading station No. 1 Propane	1951	48	Painted steel stairs and elevated steel platform aligned with elevation of rail car hatch.	N / A	Kiva Energy Inc. - Propane Storage	N / A	Good
127	Storage Sewage Disposal Plant	1951	160	Facility's location unknown	----	----	----	----
129	Process Waste Water Percolation Beds	1952		Facility's location unknown	----	----	----	----

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TABLE D-1 **RBAAP BUILDING SUMMARY TABLE (CONTINUED)**

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
130	Garage	1954	2,280	Wood frame building with galvanized metal siding, metal roof, and sliding doors fabricated of metal siding. Not sprinklered.	---	NI Industries - Manufacturing	---	Good
131	Process Water Tank & System	1953	441	Facility's location unknown	---	---	---	---
133	Aisleway from Building 10 to Line 7	1951	183	Metal framed, metal roof, open sided access way.	Type II-B, Unprotected	Dayton Superior - Coating Manufacturing	---	Fair
134	Restroom at Line 7	1953	82	Infill building between Main Buildings 1 & 7., and adjacent to Building 107. Construction not directly observed. Construction is likely similar to Buildings 1-7, but with low-slope roof similar to Building 7, per aerial photos information. Interior construction likely wood stud partition framing.	Type V-B, Unprotected	NI Industries and Dayton Superior Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Structure not observed
135	Storm Drain Station	1953	108	Structure not observed.	---	NI Industries - Manufacturing	---	Assumed Good
137	Pump House - Sprinkler System	1956	400	Steel framing with metal siding. (Houses 2 propane fueled fire pumps and 2 electric fire pumps)	Type II-B, Unprotected	NI Industries - Manufacturing	Group F-1 Mod-Hazard Factory and Industrial	Good
138	Transformer Substation No. 16	1956	120	Structure not observed. Reported energized and in use.	N / A	NI Industries - Manufacturing	N / A	Assumed Good
139	Tank Water Storage 1,000,000 Gallons	1952	2,739	Painted steel tank on concrete foundation. Paint finish fair condition. Tank lacks lighting and fall protection devices. Seismically deficient to current codes. Requires structural upgrade as evaluated by independent evaluation documented 1-22-98. Evaluation found that tank foundation did not comply with AWWA D100 Standard (dated 1996), that inlets and outlets to the tank were rigidly connected and warned that these could shear off in an earthquake, and that external coating cold contain lead. Two options were offered to upgrade the tank to comply with the 1996 Standard: reduce the tank's operating capacity or upgrade the tank structurally. NI Industries staff reported that neither option has been implemented.	N / A	NI Industries - Manufacturing	N / A	Poor
145	Transformer Substation # 17	1967	1,321	Fenced substation north of Building 7, pad-mounted. Reported energized and in use.	N / A	NI Industries - Manufacturing	N / A	Assumed Good

TABLE D-1 **RBAAP BUILDING SUMMARY TABLE (CONTINUED)**

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
146	Transformer Substation # 18	1967	406	Fenced substation west of Building 13, pad-mounted. Reported energized and in use.	N / A	NI Industries - Manufacturing	N / A	Assumed Good
147	Transformer Substation # 19	1967	960	Located between Buildings 4 & 5. Building used to house electrical substation equipment. Concrete building pad is elevated above courtyard paving. Pre-engineered metal building with galvanized metal siding and gable-style galvanized metal roof (no paint on siding and roof). Sliding door and man door provided. Transformer off line due to faulty 13.8 kV switch to be repaired	N / A	NI Industries - Manufacturing	N / A	Good
148	Cooling Tower Building 13	1966	368	Mechanical equipment located west of Building 13.	N / A	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Good
150	Compressor Air	1969	150	Steel framed shed with metal siding.	Type II-B, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Good
151	Compressor Air	1969	150	Steel framing with metal siding. Houses Air Compressor #4.	Type II-B, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Good
152	Motor generator housing	1967	636	Metal-framed "lean-to" structure attached to and open to Building 7. Galvanized metal siding (no paint).	Type II-B, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Good
154	Compressor Air	1969	168	Small pre-engineered metal building located adjacent to Building 7 to house process equipment.	Type II-B, Unprotected	NI Industries and Dayton Superior Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Good
155	Compressor Air	1969	150	Steel framed metal siding building located adjacent to Substation Area 54.	Type II-B, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Structure not observed
156	Production Building - Heat Treat	1970	5,286	Steel framed metal siding building with some concrete and brick walls and concrete roof. Located adjacent to Building 6.	Type II-B, Unprotected	NI Industries - Manufacturing	---	Good
157	Compressor Air	1969	725	Metal building with sloped roof. Building used to house air compressor equipment. Concrete building pad. Pre-engineered metal building with galvanized metal siding and gable-style galvanized metal roof (no paint on siding and roof). Sliding door and man door provided.	---	NI Industries - Manufacturing	---	Good

TABLE D-1 RBAAP BUILDING SUMMARY TABLE (CONTINUED)

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
158	Water Well # 6	1969	240	Pre-engineered metal building	Type II-B, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Fair
159	Sandblast Building	1972	144	Pre-engineered metal building	Type II-B, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Fair
160	Covered Storage Building	1969	21,033	This Building is a roofed area in former courtyard between Buildings 2 and 3. Building is used for general storage of dry chemicals and spare parts, and is normally locked. Construction is metal roof trusses having lower chord members bolted to shelf bracket at steel columns of flanking Buildings 2 & 3. Sprinklers provided throughout. Side walls are the metal siding walls of Buildings 2 & 3, which appear to have coating of Galbestos exposed within Building 160. Warning placard near entrance door cites existence of PCBs within. Concrete floor; no floor drains.	Type II-B, Unprotected	NI Industries - Manufacturing	Group F-1 Moderate Hazard Factory and Industrial	Good
161	Sludge Desiccating Pit	1970	17,600	Facility not observed.	---	---	---	Assumed Good
162	Autodin A.B. Terminal Building.	1971	1,036	Brick masonry walls, low-slope roof with built-up roofing.	Type V-B, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Fair
163	Incinerator	1971	27	Mechanical equipment on concrete pad.	Type V-B, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Fair
164	Paint Pumping Building	1974	506	Pre-engineered metal building adjacent to Building 7; open one side. Treatment area and dipping facility for tenant's rebar coating process.	Type II-B, Unprotected	NI Industries - Manufacturing	Group H-2 Hazardous Storage	Good
165	Shed, Former Pesticide Storage	1975	196	Pre-engineered metal shed.	---	NI Industries - Manufacturing	---	Fair
166	Paint Pumping Building	1976	480	Structure not observed. Located adjacent to Building 1.	---	Dayton Superior - Coating Manufacturing	Unknown - Not understood if painting & coating of steel re-bar occurs here.	---

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TABLE D-1 **RBAAP BUILDING SUMMARY TABLE (CONTINUED)**

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
167	Air Compressor No. 8	1974	198	Structure not observed.	----	----	---	----
168	Security Lighting Emergency Generator	1978	176	Structure not observed.	----	----	---	----
169	Paint Spraying Facility	1978	800	Pre-engineered metal building with sliding doors, sloping metal roof, and wind-turbine style ventilators at ridge. Concrete floor. Ansul fire suppression system (FM200 compliant) is installed. Last checked 2008 by Jorgensen Co.	Type II-B, Unprotected	NI Industries - Manufacturing	Group H-2 Hazardous Storage	Good
170	Pesticide Facility	1978	600	Pre-engineered metal building with sliding doors, sloping metal roof, and wind-turbine ventilators at ridge. Concrete floor.	Type II-B, Unprotected	NI Industries - Manufacturing	Group H-4 Hazardous Storage	Good
171	Austenper Facility - furnace Room	1978	5,376	Pre-engineered metal building with wall louvers, roof vents and translucent roof panels. Concrete floor. Undefined pre-material on the underside of the roof structure has fallen away in places, exposing the substrate below.	Type II-B, Unprotected	NI Industries - Manufacturing	---	Fair
172	Former Fire Department	1982	3,600	Pre-engineered metal building. Concrete floor. Tenant-occupied. Subdivided with stud and gypsum board partitions into ventilated shop area and air-conditioned finished office space with suspended ceiling 8 ft height and small parts storeroom. (2) electric operated sectional doors in shop area. No sprinklers. Sliding windows. Sunshade provided above windows along west wall.	Type II-B, Unprotected	Eco2 Plasticss - Manufacturing: Recycled plastic flake	Groups F-1 and S-1 Moderate-Hazard Factory and Storage	Good
173	Environmental Test Facility	1982	992	Pre-engineered metal building at Industrial Wastewater Treatment Plant. Not sprinklered.	Type II-B, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Good
174	Hazardous Waste Storage	1983	6,600	Pre-engineered metal shed with fence enclosure all around. Open at one end, and at upper portion of walls to provide ventilation. Sliding gate at both ends. Concrete floor.	Type II-B, Unprotected	NI Industries - Manufacturing	Group H - Hazardous Storage	Good
175	Generator Building	1984	187	Structure not observed.	----	----	---	Assumed Good
176	Switching Station	1985	90	Small brick masonry building.	----	----	---	Assumed Good
177	Equipment Wash Facility	1985	1,440	Open-air concrete pad with low cinder block walls. Used to screen equipment to contain overspray from drum-rinsing degreasing operation. Drains to oil-water separator.	Type II-B, Unprotected	---	---	Good

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TABLE D-1 **RBAAP BUILDING SUMMARY TABLE (CONTINUED)**

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
178	Lubrication System Facility	1985	389	Pre-engineered metal structure with roll-up door.	Type II-B, Unprotected	---	---	Good
180	Chrome Reduction Facility	1991	576	Pre-engineered metal structure. Galvanized metal siding and roofing, but no gutters. Used for hazardous waste storage. Concrete ramp provided to roll-up door.	Type II-B, Unprotected	NI Industries - Manufacturing	Group H - Hazardous Storage	Good
181	Phosphate Facility	1992	4,000	Pre-engineered metal building with gravity ridge vents at roof	Type II-B, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Good
182	Groundwater Treatment Facility	1992	10,000	Pre-engineered metal building with sliding doors and 8 ridge vents. Newer building. Covered canopy structure at east rail siding. Concrete floor.	Type II-B, Unprotected	NI Industries - Manufacturing	Group F-2 Low-Hazard Factory and Industrial	Good
184	Flammable Storage Warehouse	1992	144	Structure not observed.	----	----	---	Assumed Good
185	Air Compressor Building	1994	104	Structure not observed.	----	----	---	Assumed Good
186	Haz-Bin Storage Containment Structure	1995	172	Pre-fabricated metal cabinets, rated and approved for intended use. Ansul fire suppression system (FM200 compliant) is installed. Last checked 2008 by Jorgensen Co.	---	----	---	Good
187	Haz-Bin Storage Containment Structure	1995	172	Pre-fabricated metal cabinets, rated and approved for intended use. Ansul fire suppression system (FM200 compliant) is installed. Last checked 2008 by Jorgensen Co.	---	----	---	Good
188	Haz-Bin Storage Containment Structure	1995	172	Pre-engineered metal building adjacent to fire water tank.	Type II-B, Unprotected	NI Industries - Manufacturing	Group H - Hazardous Storage	Good
189	Vehicle Fueling Station Gas/Diesel	1995	104	Structure not observed.	----	----	---	Assumed Good
190	Vehicle Fueling Station Propane	1995	63	Structure not observed.	----	----	---	Assumed Good

TABLE D-I RBAAP BUILDING SUMMARY TABLE (CONTINUED)

Bldg. No.	Name	Year Built	Area	Character of Structure	Construction Type (IBC 2006)	Current Tenant	Current Occupancy (IBC 2006)	Apparent Condition
192	Groundwater Treatment Plant Office	1996	1,027	Painted modular wood building (trailer) with ramp and front parking area, connected to Building 182.	Type II-B, Unprotected	NI Industries - Manufacturing	Group B -Business	Good
193	Vehicle Scale	1996	880	Structure not observed.	-----	-----	-----	Assumed Good
195	Transformer Substation # 20	UNK		Fenced substation, pad-mounted. Reported energized and in use.	-----	-----	-----	Assumed Good
196	Transformer Substation # 21	UNK		Structure not observed. Reported energized and in use.	-----	-----	-----	Assumed Good