Environmental Assessment
for
Renovation and Small Addition for AGE Facility
MacDill AFB, Florida

Headquarters Air Mobility Command

Scott AFB, IL

FINAL

May 2005

Report Documentation Page

Form Approved
OMB No. 0704-0188

1. REPORT DATE	2. REPORT TYPE	3. DATES COVERED
MAY 2005		**00-00-2005 to 00-00-2005**

4. TITLE AND SUBTITLE	5a. CONTRACT NUMBER
Environmental Assessment for Renovation and Small Addition for AGE Facility MacDill AFB, Florida	5b. GRANT NUMBER
	5c. PROGRAM ELEMENT NUMBER
6. AUTHOR(S)	5d. PROJECT NUMBER
	5e. TASK NUMBER
	5f. WORK UNIT NUMBER
7. PERFORMING ORGANIZATION NAME(S) AND ADDRESS(ES) **6 Civil Engineer Squadron (6 CES/CEVQ),7621 Hillsborough Loop Drive,MacDill AFB,FL,33621-5207**	8. PERFORMING ORGANIZATION REPORT NUMBER
9. SPONSORING/MONITORING AGENCY NAME(S) AND ADDRESS(ES)	10. SPONSOR/MONITOR'S ACRONYM(S)
	11. SPONSOR/MONITOR'S REPORT NUMBER(S)

12. DISTRIBUTION/AVAILABILITY STATEMENT
Approved for public release; distribution unlimited

13. SUPPLEMENTARY NOTES

14. ABSTRACT

15. SUBJECT TERMS

16. SECURITY CLASSIFICATION OF:			17. LIMITATION OF ABSTRACT	18. NUMBER OF PAGES	19a. NAME OF RESPONSIBLE PERSON
a. REPORT	b. ABSTRACT	c. THIS PAGE			
unclassified	**unclassified**	**unclassified**	**Same as Report (SAR)**	**115**	

FINDING OF NO SIGNIFICANT IMPACT
AND
FINDING OF NO PRACTICABLE ALTERNATIVE
RENOVATION AND SMALL ADDITION FOR AGE FACILITY
MACDILL AIR FORCE BASE, FLORIDA

Agency: United States Air Force (USAF), Headquarters, Air Mobility Command

Background: Pursuant to the President's Council on Environmental Quality (CEQ) regulations, Title 40 Code of Federal Regulations (CFR) Parts 1500-1508, as they implement the requirements of the National Environment Policy Act (NEPA) of 1969, 42 U.S.C. § 4321, et seq., and the Air Force Environmental Impact Analysis Process, as promulgated in 32 CFR Part 989, the U.S. Air Force conducted an assessment of the potential environmental consequences associated with implementation of the following Proposed Action: Renovation of Building 552, Air Ground Equipment (AGE) maintenance facility within the 100-year floodplain on MacDill Air Force Base. Originally constructed in 1942, Building 552 remains a functional facility but it is in substandard condition and due for modernization. The proposed project would extensively renovate the interior and exterior of the existing AGE facility. This Finding of No Practicable Alternative (FONPA) evaluates the alternatives considered and explains why the project was designed and sited as proposed.

PROPOSED ACTION: Completely renovate the interior and exterior of the existing AGE facility (Building 552). Renovation activities include installation of a new roof, windows and doors to meet base architectural standards; reconfiguration of the interior layout of the facility; and construction of a new entryway. The project also includes construction of a high bay maintenance addition and reconfiguration of the parking lot to meet force protection standards.

Alternatives: One alternative to the Proposed Action was demolition of the existing facility and construction of a replacement facility in the same location. The No Action alternative was also analyzed. The environmental consequences associated with implementation of the Proposed Action are summarized in the following sections.

Air Quality: Fugitive dust and construction vehicle exhaust will be generated during renovation activities for the AGE facility. However, these emissions will not constitute a major source of air pollutants based on quantitative analyses of particulate matter and vehicle emissions generated by projects of similar size and scope. Measures to insure clean indoor air quality have been incorporated into the facility design.

Noise: Noise levels will increase temporarily during construction; however occupants of nearby administrative facilities would not be affected.

Wastes, Hazardous Materials and Stored Fuels: A temporary increase in the generation of solid waste would occur during renovation activities at the AGE facility. The Proposed Action also includes construction of a flood-proof storage area within the facility for the storage of hazardous materials and hazardous waste to improve protection of the floodplain. In addition, the AGE facility is located above a groundwater plume containing chlorinated solvents designated as Solid Waste Management Unit 61. There is the remote possibility that excavation

activities could encounter contaminated media. If contaminated media is encountered during demolition activities, work will be stopped and the contaminated material will be removed or managed in accordance with hazardous waste clean-up guidelines. Due to the age of the AGE facility lead-based paint and asbestos containing building materials are likely to be present. Prior to initiating renovation activities an environmental consulting company will survey the facility of asbestos and lead-based paint. If asbestos or lead-base paint are identified, the environmental consulting company will abate the hazardous material and monitor the environment during abatement. Implementation of these practices will ensure that the Proposed Action does not result in significant impacts from hazardous materials or wastes. There would be no impacts to stored fuels with implementation of the Proposed Action.

Water Resources: There would be no significant impacts to surface or ground water quality during renovation activities on the AGE facility.

Floodplains: Renovation of the AGE facility including construction of the small addition and reconfiguration of the parking lot will take place within the 100-year coastal floodplain on the eastern portion of the base. Currently, 80% of MacDill AFB is located within the coastal floodplain. The AGE facility must be located adjacent to the flight aprons to meet mission needs and the flight aprons are located in the floodplain.

It is not logistically or financially feasible to elevate the facility above the 100-year flood elevation as part of the renovation project; however, the Proposed Action will not increase the risk to human health, safety, and welfare as a result of flooding. Similarly, the Proposed Action will not increase the risk of loss to government assets as a result of flooding. The Proposed Action would not alter floodplain functions but would offer improved protection of the floodplain through construction of a floodproof hazardous materials/waste storage area.

Biological Resources: Adverse impacts on wetlands (including wetland communities of Tampa Bay), wildlife, aquatic life, or protected species would not occur during renovation activities. No State- or Federally-listed (or candidate species or species habitat) were identified or are anticipated due to lack of suitable habitat around the AGE facility. United States Fish and Wildlife Service concurred that Threatened and Endangered species or species habitat will not be impacted with implementation of the Proposed Action. Jurisdictional wetlands are not located on or in the vicinity of the AGE facility nor will they be filled, altered or impacted under the Proposed Action.

Socioeconomic Resources: Renovation of the AGE facility will cost approximately $3.5 million and will have a minor short-term economic benefit for the Tampa community.

Cultural Resources: The AGE facility is considered historic due to its age and association with the early development of MacDill. The State Historic Preservation Office (SHPO) has determined that extensive renovation of the AGE facility would have an adverse effect on the historic building; however they agree that the Level III Historic American Building Survey documentation for Building 552 serves as adequate mitigation for the adverse effect. A Memorandum of Agreement between MacDill AFB and the SHPO has been signed by both parties to document this agreement.

Land Use: The Proposed Action will result in no change to the existing land use.

Transportation Systems: Renovation of the AGE facility will have a short term, minor adverse impact on transportation at MacDill AFB, but the impact will be temporary and considered insignificant.

Airspace/Airfield Operations: Renovation of the AGE facility will not impact airspace/airfield operations.

Safety and Occupational Health: Renovation of the AGE facility would not pose safety hazards beyond those typically experienced with a construction project. Asbestos containing building material and lead-based paint are suspected to exist; however as stated above, a comprehensive asbestos and lead-based paint survey will be completed and, if identified, the hazardous material will be abated prior to initiating any type of destructive work in the AGE facility. This process will greatly reduce the potential for health and safety impacts to construction workers. The AGE facility is located on top of and adjacent to Environmental Restoration Program sites creating the potential to encounter contaminated soil during renovation activities. If contaminated media is encountered, standard measures are in place to manage the material and protect worker health and safety.

Environmental Management (including Geology and Soils): The renovated AGE facility will continue to participate in Base recycling programs to reduce solid waste disposal volumes. The Proposed Action will not impact the potable water or sanitary sewer system on base since the number of personnel working in the facility will not change. During construction activities, soil erosion in disturbed areas would be controlled by implementation of a sediment and erosion control plan as well as best management practices.

Environmental Justice: No disproportionately high or adverse effects on minority or low-income populations would occur as a result of the Proposed Action.

Indirect and Cumulative Impacts: There are no site-specific direct, indirect, or cumulative impacts associated with the Proposed Action. The proposed construction and renovation activities were considered in conjunction with other ongoing or planned construction projects, and found that together they do not constitute a significant cumulative impact.

Unavoidable Adverse Impacts: There are no unavoidable adverse impacts associated with renovation of the AGE facility, construction of a small addition, or reconfiguration of the parking lot.

Relationship Between Short-term Uses and Enhancement of Long-term Productivity: Implementation of the Proposed Action would have a positive effect on long-term productivity by revitalizing an aging facility better serve the mission at MacDill AFB.

Irreversible and Irretrievable Commitment of Resources: The Proposed Action will irreversibly commit fuels, manpower and money to create a modern, functional facility for the installation.

Florida Coastal Zone Management: In accordance with the Federal Coastal Zone Management Act (CZMA) and the Florida CZMA, this Federal action must be consistent "to the maximum extent practicable" with the Florida Coastal Management Program (CMP). The Air Force has prepared a Consistency Statement and finds that the conceptual proposed action is consistent with Florida's CMP. The State of Florida has agreed that the Proposed Action is consistent with the Florida CMP.

FINDING OF NO SIGNIFICANT IMPACT: Based upon my review of the facts and analyses contained in the attached Environmental Assessment, which is hereby incorporated by reference, I conclude that implementation of the Proposed Action will not have a significant environmental impact, either by itself or cumulatively with other projects at MacDill AFB. Accordingly, the requirements of NEPA, the regulations promulgated by the Council on Environmental Quality and the Air Force are fulfilled and an Environmental Impact Statement is not required. The Tampa Tribune published a Notice of Availability on March 14, 2005. No comments were received during the public comment period ending April 13, 2005. The signing of this combined finding of no significant impact and finding of no practicable alternative (FONSI/FONPA) completes the environmental impact analysis process under Air Force regulations.

FINDING OF NO PRACTICABLE ALTERNATIVE: Pursuant to Executive Order 11988, the authority delegated in Secretary of the Air Force Order (SAFO) 791.1, and taking the above information into account, I find that there is no practicable alternative to completing the proposed renovation and minor construction activities within the floodplain. The AGE facility must be located along the existing flight aprons to meet mission needs and the flight aprons are entirely located within the coastal floodplain. Consequently there is no practicable alternative to completing the Proposed Action as described within a floodplain. The Proposed Action, as designed, includes all practicable measures to minimize harm to the coastal floodplain. The Air Force has sent all required notices to Federal agencies, single points of contact, the State of Florida, local government representatives, and the local news media.

Del Eulberg

DEL EULBERG
Brigadier General, USAF
Director, Installations & Mission Support

20 July 05

DATE

Attachment: Environmental Assessment

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APPENDICES

1.0 PURPOSE OF AND NEED FOR PROPOSED ACTION

This Environmental Assessment (EA) identifies, describes, and evaluates potential environmental impacts associated with the extensive interior and exterior renovation of the existing Aerospace Ground Equipment (AGE) Facility, including construction of a small high bay maintenance area addition and new entry way to the AGE facility at MacDill Air Force Base (AFB). The EA also considers alternatives to the Proposed Action, including the Demolish Existing AGE Facility (Bldg. 552)/Construct Replacement Alternative, Use of Other Existing Facilities Alternative, and the No Action Alternative.

1.1 PURPOSE OF THE PROPOSED ACTION

The purpose of the Proposed Action is to renovate the substandard AGE Facility (Building 552) to provide a modern work environment, improving the maintenance specialists' efficiency and ability to service and repair Aerospace Ground Equipment at the base. The new facility would help to encourage pride of ownership in their workplace. The services this new facility would provide would be limited to servicing of AGE equipment. In addition, the Proposed Action would remove an old wash rack and its associated equipment which are obsolete and no longer needed.

1.2 NEED FOR THE PROPOSED ACTION

Maintenance of AGE is conducted in Building 552. This building was originally constructed in 1942 and added onto in 1967 with an addition that doubled the size of the original building. The ceilings and door heights are too low to allow entry of some AGE. Roof truss support members are termite damaged and their placement interferes with movement of equipment. Mechanical exhaust equipment has failed and requires replacement. Administrative offices were constructed through self-help efforts and are not centrally located, nor acoustically separate from the shop areas. Interior and exterior finishes are outdated and do not meet the base's architectural standards. The restroom facilities are inconveniently located in a connecting building. The chain hoist is not rated for some of the heavier pieces of AGE. Windows do not meet current Force Protection standards nor are they energy efficient. There is no defined main entrance to the

building and visitors can easily enter directly into a service/maintenance area. Lighting fixtures are outdated and inefficient. Overhead doors are hard to maintain and difficult to operate. Access to the parking area is off a poorly designed intersection which has resulted in several vehicular accidents. The need for this EA was determined while completing AF Form 813, Request for Environmental Impact Analysis, a copy of which is included in Appendix A.

1.3 OBJECTIVES OF THE PROPOSED ACTION

Establishment of a new facility would benefit Aerospace Ground Equipment personnel who must currently perform service and repair activities in a substandard facility which is in degraded condition. Completion of Proposed Action would provide a modern and efficient work environment and meet the aforementioned needs.

In addition to providing a state-of-the-art facility, MacDill wishes to upgrade its facilities to meet current code, policy, and force protection guidelines. The existing AGE Facility does not meet these objectives. The existing AGE Building (Building 552) has shortcomings related to fire and electrical codes, lacks a defined entry point, and does not meet certain anti-terrorism requirements of the *Unified Facilities Criteria, DoD Minimum Antiterrorism Standards for Buildings, 31 Jul 2002*.

Renovating and repairing the existing AGE Facility on MacDill AFB allows for a more efficient and safe work environment. Currently, access to the parking area is off a poorly designed intersection which has resulted in several vehicular accidents. The addition, renovation and repair of the existing AGE Facility would be in line with the base's *2010 Plan* (Master Development Plan).

1.4 SCOPE OF THE ENVIRONMENTAL REVIEW

This EA examines the potential for impacts to the environment resulting from the military construction (MILCON) of a modern Aerospace Ground Equipment maintenance facility at MacDill AFB, Florida (Figures 1-1, 4-1 & 4-2). This environmental analysis has been conducted in accordance with the President's Council on Environmental Quality (CEQ) regulations, Title 40 of the Code of Federal Regulations (CFR) §§1500-1508, as they implement the requirements of

the National Environmental Policy Act (NEPA) of 1969, 42 U.S.C. §4321, et seq., and 32 CFR Part 989, Environmental Impact Analysis Process.

The Federal Coastal Zone Management Act (CZMA) required Federal agencies carrying out activities subject to the Act to provide a "consistency determination" to the relevant state agency. The Air Force's Consistency Determination is contained in the Consistency Statement in Appendix B. This EA, including the Air Force's Consistency Statement, was submitted to the Florida State Clearinghouse for a multi-agency review. This EA was also made available for public review. The Florida Department of Community Affairs, with input from state and county agencies, determined that the proposed project is consistent with the Florida Coastal Management Program (Appendix C). Any public comments received for this project are also included in Appendix C.

1.5 ENVIRONMENTAL PERMIT REQUIREMENTS

It is anticipated that completion of this project would require application for a storm water management permit from the Southwest Florida Water Management District (SWFWMD) for reconfiguration of the parking lot and construction of the stormwater retention pond. The base water program manager evaluated the project and determined that the size and scope of the project did not warrant application of a National Pollutant Discharge Elimination System (NPDES) Phase II storm water construction permit.

In addition, a National Emissions Standard for Hazardous Air Pollutants (NESHAP) notification, along with a NESHAP asbestos-containing material survey report and fee for renovation/demolition would be provided to the Environmental Protection Commission of Hillsborough County if asbestos containing building material is detected in the survey.

2.0 DESCRIPTION OF THE PROPOSED ACTION AND ALTERNATIVES

This section provides a description of the Proposed Action and alternatives to the Proposed Action. The Proposed Action involves extensive interior and exterior renovation of the AGE facility including construction of a small high bay maintenance area addition and new entryway. The project would provide an adequately sized, organized and equipped facility improving the maintenance specialists' efficiency and ability to service and repair AGE while encouraging pride of ownership in their workplace. The Proposed Action also includes demolition of the antiquated wash rack and its associated equipment. The wash rack and associated equipment would be removed and disposed and the area would be repaved with asphalt. Three alternatives to the Proposed Action were considered as part of this EA, including the Demolish Existing AGE Facility (Bldg. 552)/Construct Replacement Alternative, the Use of Other Existing Facilities Alternative, and the No Action Alternative. The Use of Other Existing Facilities Alternative was eliminated from further study due to the fact there are no vacant on-base facilities of suitable size or configuration available on MacDill AFB, particularly along the flight apron where the AGE must be located to provide operations support.

2.1 DETAILED DESCRIPTION OF THE PROPOSED ACTION

2.1.1 Background

Land on the southern tip of the Interbay Peninsula was selected for an army airbase in 1939, and MacDill AFB became an airbase in 1941. The AGE Facility (Aerospace Ground Equipment - Building 552) was originally constructed in 1942. Since that time, the building has been modified, and additions to the building were completed in 1967 doubling the size of the original building. The area surrounding the AGE Facility has seen a growth in projects aimed at improving the infrastructure of the base. The AGE Facility currently lies along the southeast corner of the north flight line apron near the northern center of the base, classified as an industrial land use area.. The existing facility is currently undersized, substandard, and poorly suited to meet the needs of the AGE maintenance function or AGE personnel. As the services and functions of AGE have expanded over the years, there has been an increased need for space, and a modern facility.

2.1.2 Proposed Action

The Proposed Action would include completely renovating the interior and exterior of the existing facility and constructing a small addition. Proposed repairs and addition would consist of the following. The existing flat (built-up) roof would be completely removed and replaced with a pitched, standing seam metal roof that meets base architectural standards. The painted concrete masonry unit block walls of the facility would be cleaned and an exterior stucco coating would be applied to the wall to meet base architectural standards. All of the exiting windows in the facility would be removed and replaced with modern, energy efficient windows. All of the exterior doors would be removed and replaced.

The interior of the facility, which consists primarily of an open warehouse-style floor plan with a line of offices and store rooms along one wall, would be completely gutted (see Figures 3-1, 3-2, 3-3, 4-1 & 4-2). The interior of the facility would be reconfigured so that all of the office/administrative/storage space is consolidated and relocated to the west end of the building. A new entry way extending out from the building would be constructed at the western end of the building to create a defined entry point for the facility. The eastern three-quarters of the building would remain open warehouse-type space. The entire facility would be landscaped to meet base architectural standards.

Portions of the existing parking lot, which do not meet current force protection standards due to the proximity to the building, would be removed and the remaining portion of the parking lot would be expanded to compensate for the area of parking lot that was removed. Once reconfigured, the entire parking area would be repaved to create a uniform appearance. The new parking area would include a new curb and gutter to insure the proper management of storm water.

In addition to the proposed renovation activities, the project would construct a high bay maintenance area at the northwest end of the building (Figure 3-3). Construction of the AGE high bay maintenance area would be completed adjacent to Building 552 next to the north flight apron. The high bay maintenance area would be constructed of concrete masonry unit block with a standing seam metal roof to match the rest of the building. Included in the project is the demolition of an obsolete wash rack and its associated equipment. The wash rack and associated

equipment would be removed and disposed and the area would be repaved with asphalt. Implementation of the Proposed Action would not result in an increase in the number of AGE personnel on-base

2.2 DESCRIPTION OF ALTERNATIVE ACTIONS

Alternative actions considered for further evaluation focused upon demolishing the existing AGE Facility and constructing a replacement facility. The use of other existing facilities on MacDill AFB was eliminated from further study due to the fact that there are no vacant on base facilities that are able to meet operational support requirements of the AGE organization and it's personnel. The alternatives retained for further evaluation are identified as the Demolish Existing AGE Facility (Building 552)/Construct Replacement Alternative and the No Action Alternative.

2.2.1 Demolish the Existing AGE Facility/Construct Replacement Alternative

Construct a new AGE Support Facility to replace Building 552. Project construction would consist of the following: Demolition of the existing AGE building (Building 552), then construction of concrete foundation, elevated in accordance with FEMA to 11.5 feet above mean sea level with concrete masonry unit walls, a standing seam metal roof system, stucco exterior, fire detection/suppression systems, HVAC, emergency power, associated site utilities, parking, perimeter security, grading and landscaping. The new AGE Facility would be constructed in the same location as the existing AGE Facility. Temporary trailers would be installed and used by AGE personnel until their new facility is constructed. This alternative was not selected due to cost considerations. Construction of a new facility, including demolition of the existing building, was estimated to cost $5.7M (Appendix F). The 1391 for construction of a new AGE Support Facility is attached. Renovation of Building 552, estimated to cost $3.0M (Appendix F), would still meet all the operational needs of the AGE organization and provide them with a modern updated facility. Consequently, the replacement alternative was not selected.

2.2.2 Alternatives Eliminated from Further Study

There are no vacant on-base facilities of suitable size or configuration available on MacDill AFB, particularly along the flight apron where the AGE must be located to provide operations support. The primary duties of the AGE operation include scheduled and unscheduled maintenance,

delivering equipment to the flight line and back shops, and procuring replacement parts. A location in close proximity to the flight apron is critical to insure efficient operation for the AGE organization. Leasing an off-base facility is not a viable alternative given the function of the AGE organization which is to provide flight line support. The AGE organization must be located near the flight apron and there are no off-base locations near the flight apron

2.3 DESCRIPTION OF THE NO ACTION ALTERNATIVE

Under the No Action Alternative, no repairs or construction to the AGE Maintenance Facility (Bldg 552) would take place and the existing facility would continue to be used. If this alternative was implemented, some building code and policy modifications would still be required for Building 552. These modifications include accessibility improvements to meet Americans with Disabilities Act (ADA) requirements, electrical and mechanical exhaust upgrades, improvements to the back-up generation system to meet emergency planning requirements. Installation of new windows and set-back changes within the parking lot would also be required to meet current antiterrorism requirements.

2.4 COMPARISON OF ENVIRONMENTAL EFFECTS OF THE PROPOSED ACTION AND ALTERNATIVES

Table 2.1 (back of text) is a summary of the potential environmental impacts of the Proposed Action, the Demolish Existing AGE Facility/Construct Replacement Alternative, the Use of Existing Facilities Alternative, and the No Action Alternative.

3.0 AFFECTED ENVIRONMENT

This section describes the characteristics of the existing natural and man-made environment that could be affected by the Proposed Action (Renovate the Interior and Exterior of the Existing AGE Facility and Construct Small Addition), the Demolish Existing AGE Facility/Construct Replacement Alternative, and the No Action Alternative. This section establishes the basis for assessing impacts of the alternatives on the affected environment provided in Section 4.0.

3.1 AIR QUALITY

The Clean Air Act (CAA), as amended in 1977 and 1990, provides the basis for regulating air pollution to the atmosphere. The United States Environmental Protection Agency (USEPA) set air quality standards for six "criteria" pollutants: carbon monoxide (CO), nitrogen dioxide (NO_2), ozone (O_3), sulfur oxides (SO_x), measured as sulfur dioxide (SO_2), lead (Pb), and particulate matter with an aerodynamic diameter less than or equal to 10 micrometers (PM_{10}). These standards are the cornerstone of the CAA. Although not directly enforceable, they are the benchmark for the establishment of emission limitations by the states for the pollutants USEPA determines may endanger public health or welfare.

The Environmental Protection Commission of Hillsborough County (EPC) is responsible for issuing and enforcing the CAA Title V Air Operation Permit (Permit No. 0570141-001-AV issued 21 Oct 99) for MacDill AFB. The 1998 air emission inventory at MacDill AFB found the installation is a major source of nitrogen oxides with potential emissions of 184 tons per year.

The USEPA tracks compliance with the air quality standards through designation of a particular region as "attainment" or "non-attainment." MacDill AFB is located in Hillsborough County within the West Central Florida Intrastate Air Quality Control Region (AQCR). Hillsborough County currently meets the EPA air quality standards for all criteria pollutants (60 FR 62748, December 7, 1995). The county was formerly non-attainment for ozone, but is currently in attainment of the 8-hour and 24-hour standards.

3.2 NOISE

The meaning of noise for this analysis is undesirable sound that interferes with speech communication and hearing, or is otherwise annoying (unwanted sound). In June 1980, the Federal Interagency Committee on Urban Noise published guidelines (FICUN 1980) relating day-night average sound level (DNL) values to compatible land uses. Most Federal agencies have identified 65 decibels (dB) DNL as a criterion that protects those most affected by noise and that can often be achieved on a practical basis. The Air Installation Compatible Use Zone (AICUZ) Study (1998) plotted the DNL from 65 to 80 dB for a typical busy day at the base. The DNL contours reflect the aircraft operations at MacDill AFB. The DNL 65 dB contour covers the main

runway, and extends about one mile southwest over Tampa Bay, and about 1 ½ miles northeast over Hillsborough Bay. A second, smaller DNL 65 dB contour is centered near the southeastern end of the inactive runway (taxiway).

The small 65 dB contour on the northeastern end of the north apron is approximately 50 feet south of the existing AGE facility and the proposed addition. The AGE Facility is located more than 3000 feet south of (outside) the current 65 dB contour that extends east of the base over Hillsborough Bay.

3.3 WASTES, HAZARDOUS MATERIALS, AND STORED FUEL

Hazardous wastes generated at MacDill AFB include solvents, fuels, lubricants, stripping materials, used oils, waste paint-related materials, and other miscellaneous wastes. The responsibility for managing hazardous waste lies with the generating organization and 6th CES/CEV. Wastes come from approximately 50 locations throughout the base and are managed at satellite accumulation points base-wide.

Approximately 105 operations base-wide use hazardous materials. Hazardous materials on-base include various organic solvents, chlorine, freon, paints, thinners, oils, lubricants, compressed gases, pesticides, herbicides, nitrates, and chromates. A detailed tracking and accounting system is in place to identify potentially hazardous materials and to ensure that base organizations are approved to use specific hazardous materials.

The base receives jet fuel (JP-8) at the Defense Fuel Supply Point (DFSP) by pipeline from Port Tampa. JP-8 storage capacity at DFSP and MacDill AFB is over 7.5 million gallons. Diesel, gasoline, and heating oil are stored throughout MacDill AFB in small to medium-sized Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs) ranging in size from 50 to 12,000 gallons.

All generated waste water is treated at the base's waste water treatment plant. The waste water treatment plant (WWTP) was constructed in 1952 and has since been updated and expanded to meet current demands. The treatment process consists of grit removal, flow tank equalization, aeration, clarification, tertiary filtration, and chlorine contact. The plant is permitted to treat a volume of 1.2 million gallons per day (mgd). Currently, the plant operates at an average of

approximately 0.6 mgd. All treated waste water is currently reused on-base by reclamation, principally through spray application at the golf course located at the southeast quadrant of the base. In addition, wastewater is sent to one, 10-acre restricted-access spray fields for infiltration, or to a 20-million gallon wet weather storage pond for infiltration.

A total of 15 groundwater monitoring wells are sampled quarterly to monitor potential groundwater impacts at the golf course spray fields. The Environmental Protection Commission of Hillsborough County regulates wastewater treatment operations under delegation from the Florida Department of Environmental Protection (FDEP). MacDill AFB received its current operating permit in March 2004 and it will expire in March 2011.

The project is near Solid Waste Management Unit {SWMU}-29 which has been closed by the FDEP. The AGE facility is also adjacent to Site 38 where petroleum hydrocarbons have been indentified in the soil and groundwater. Finally, the project is located above a groundwater plume containing chlorinated solvents designated as Solid Waste Management Unit 61.

3.4 WATER RESOURCES

Surface water flows at the base are primarily from storm water runoff. Seven canals transport storm water off base and discharge to Tampa Bay and Hillsborough Bay. Most of the base drains toward the southern tip of the Interbay Peninsula; however, the easternmost section of the base drains toward Hillsborough Bay.

MacDill AFB has three National Pollutant Discharge Elimination System (NPDES) permits for the storm water discharges issued by Florida Department of Environmental Protection. The main base permits include a multi-sector general permit for industrial operations and a Municipal Separate Storm Sewer Systems (MS4) general permit for the Base's municipal operations. The remaining permit is for storm water discharge from the oil/water separator at the DFSP tank farm area located in the western portion of the base. This permit is maintained and the responsibility of the DFSP contractor hired by the Defense Logistics Agency. The USEPA issued a National Pollutant Discharge Elimination System (NPDES) multi-sector storm water general permit to MacDill AFB in July 2003. This permit authorizes the discharge of storm water associated with industrial activity. In accordance with 40 CFR 112, the base has developed a Spill Prevention

Control and Countermeasures (SPCC) Plan and a Facility Response Plan given the location of the base adjacent to navigable waters and shorelines, as well as the amount of fuel storage capacity existing on site.

3.5 FLOODPLAINS

According to information provided by the Federal Emergency Management Agency (FEMA Maps dated 1982-1991), 80 percent of the base is within the 100-year coastal floodplain. The maps indicate that all the residential, industrial, and institutional (medical and education) land uses on the base are within the 100-year coastal floodplain, along with most of the commercial and aviation support areas (Figure 2-1). The majority of the 20 percent of land that is above the floodplain is designated for airfield operations.

The extent of the coastal floodplain is an important consideration for MacDill AFB because EO 11988, Floodplain Management Guidelines, regulates the uses of these areas. The objective of this presidential order is to avoid, to the extent possible, the long and short-term adverse impacts associated with occupancy and modification of floodplains. To comply with EO 11988, before taking any action, the Air Force must evaluate the impacts of specific proposals in the floodplain.

The proposed renovations and additions to the existing AGE facility and parking lot would be located within of the 100-year coastal floodplain (Figure 2-1). The existing AGE Facility, proposed for renovation, lies at an elevation of less than 10 feet above mean sea level (MSL), and is within the 100-year coastal floodplain.

3.6 LAND USE

Land use at MacDill AFB includes airfield, industrial, commercial, institutional (educational and medical), residential, recreational, and vacant land. The site for the Proposed Action is currently designated as industrial land.

3.7 TRANSPORTATION

MacDill AFB is served by four operating gates at Dale Mabry Highway, Bayshore Boulevard, MacDill Avenue, and Manhattan Avenue. The Dale Mabry, MacDill, and Bayshore gates are

used for government and personal vehicles (commuter traffic). The Manhattan gate is used as the large vehicle (contractor trucks, deliver vehicles, RVs) entry point. Large vehicles are inspected and their credentials and destination are confirmed before entering the base.

The transportation system on-base consists of arterials, collectors, and local streets that connect with the off-base network through the four gates. On-base arterial facilities include North and South Boundary Boulevards, Bayshore Boulevard, Marina Bay Drive, and Tampa Point Boulevard. The 1998 traffic study determined that service levels for traffic on-base are generally acceptable.

3.8 SAFETY AND OCCUPATIONAL HEALTH

The MacDill AFB Asbestos Management Plan identifies procedures for management and abatement of asbestos. Prior to renovation or demolition activities, asbestos sampling is performed and, if present, the asbestos is removed in accordance with applicable Federal and state regulations.

Numerous limited-scope asbestos surveys have been completed at the existing AGE Facility (Building 552 and its addition). These files are maintained on-base at 6 CEV/CES, Building 147, Room 304. Typically, these surveys were completed prior to small-scale renovation projects. Asbestos fibers were identified as being present in most of the screening reports on file, with asbestos containing materials (ACMs) typically including roofing materials, floor tiles, insulation and cement panels.

The base engineer assumes that all structures constructed prior to 1978 possibly contain lead-based paint (LBP). When required, LBP abatement is accomplished in accordance with applicable Federal and State regulations, and base procedures, prior to demolition activities to prevent any health hazards.

3.9 SOCIOECONOMICS

The Economic Impact Region (EIR) for MacDill AFB is the geographic area within a 50-mile radius of the base subject to significant base-related economic impacts. According to the 1998 Economic Resource Impact Statement for MacDill AFB the total economic impact of MacDill

AFB on the EIR was $3.5 billion with over 105,000 jobs supported. Purchase of local labor, goods, and services to support base operations provides a total annual economic impact of $1.34 billion. Retiree income provides a total economic impact of $2.19 billion. The direct impact on local income produced by base expenditures is $494 million.

3.10 BIOLOGICAL RESOURCES

A detailed description of the biological resources found at MacDill AFB is provided in the *Integrated Natural Resources Management Plan* (INRMP*)* (USAF, 2001). MacDill's INRMP has been approved by the state and Federal fish and wildlife agencies.

Land use on MacDill AFB includes urban, light industrial, residential, or improved vacant land. The few undeveloped areas within the base boundaries have all experienced some degree of disturbance, such as ditching, clearing, or the encroachment of exotic vegetation. No natural areas (undeveloped areas) including wetland communities would be altered or disturbed as part of the Proposed Action since the project would happen entirely within an industrial, developed portion of MacDill AFB.

Wildlife species listed by federal or state agencies as endangered, threatened, or of special concern and known to occur permanently or periodically, or have the potential to occur on the base are shown in Table 3.9 in the Tables section in the back of the text. In 1996, the *Endangered Species Management Plan of MacDill AFB* and the *Biological Survey of MacDill AFB* identified the general locations of protected species at the base. The report does not identify any protected species or species habitat within the area proposed for the Proposed Action (USAF, 1996).

Consultation with the U.S. Fish and Wildlife Service (USFWS) has been completed and the agency has confirmed MacDill's assessment that the Proposed Action would have no effect on Threatened or Endangered species or species habitat. The USFWS consultation letter is provide in Appendix C.

3.11 CULTURAL RESOURCES

Cultural resources are prehistoric and historic sites. These resources consist of districts, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. Historic properties listed in or eligible for listing in the National Register of Historic Places (NRHP) are subject to protection or consideration by a federal agency in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended.

Five archaeological sites are found on MacDill AFB. The closest archaeological prehistoric site is the Runway site (8Hi3332) located approximately one mile northwest of the Proposed Action site, near the Dale Mabry entry gate.

Construction of MacDill AFB began in November 1939, and the base was dedicated in April 1941. Sites and structures related to early missions remain on base today. Building 552 was constructed in 1942 during the initial build-up of the base. Building 552 is greater than 50 years old and has been identified as potentially eligible for the National Register of Historic Places as part of the MacDill Field historic district. Although Building 552 has been significantly modified since its original construction with an addition in 1967 that doubled the size (length) of the facility, the facility is included in the 1994 Historic American Building Survey completed in 1994 at MacDill AFB.

Consultation with the State Historic Preservation Office (SHPO) has been completed and the outcome from the consultation process is presented in Appendix C. Consultation letters are included as part of Appendix C.

3.12 ENVIRONMENTAL JUSTICE

According to the USEPA, environmental justice is the fair treatment of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Under EO 12898, no group of people, including a racial, ethnic, or a socioeconomic group, should bear a disproportionate share

of the negative environmental consequences resulting from industrial, municipal, and commercial operations.

There are no minority or low-income populations in the area of the Proposed Action or the alternatives; thus, there would not be disproportionately high or adverse impacts on such populations. Additionally, no adverse environmental impacts would occur outside MacDill AFB. Therefore, no adverse effects on minority and low-income populations would occur with implementation of the Proposed Action, or from implementation of any of the alternatives, at MacDill AFB.

4.0 ENVIRONMENTAL CONSEQUENCES

The effects of the Proposed Action and alternatives on the affected environment are discussed in this section.

4.1 AIR QUALITY

4.1.1 Proposed Action

Air quality impacts would occur during the proposed interior and exterior renovation, construction of the addition to the AGE Facility, and demolition of the existing wash rack; however, these air quality impacts would be temporary.

Fugitive dust (suspended and PM_{10} particulate matter) and construction vehicle exhaust emissions would be generated during construction. Dust generated by equipment and construction activities would fall rapidly within a short distance from the source. If required, areas of exposed soil could be sprayed with water daily to suppress dust.

The anticipated pollutant emissions for the Proposed Action have been calculated given the general size and scope of the project. These estimates are presented in Appendix D and are compared to Hillsborough County Emissions Inventory totals in Table 4.1.1 below.

Table 4.1.1 Proposed Action Air Emissions at MacDill AFB

Pollutant	Proposed Action Annual Emissions (tpy)[a]	Hillsborough County Emissions Inventory[b] (tpy)	Net Change (%)	*De minimis* Values[d] (tpy)	Above/ Below *De minimis*
CO	2.03	19,272	0.011	100	Below
VOC	1.34	27,703	0.004	100	Below
NO_x	2.22	82,563	0.003	100	Below
SO_x	0.11	NA	--	100	Below
PM_{10}[c]	0.17	NA	--	100	Below
Pb	--	53	--	25	--

[a]Includes sum of both construction of the addition to the AGE Facility and interior and exterior renovation of the existing AGE Facility.
[b]Based on stationary permitted emissions presented in 1997 Ozone Emissions Inventory, EPC.
[c]PM10 estimated as 50 percent of the 1990 tpy reported for TSP
[d]Source: 40 CFR 93.153, November 30, 1993
tpy Tons per year

The Florida Department of Environmental Protection raised the issue of the potential for degradation of indoor air quality as a result of the location of the AGE facility on top of an ERP site, namely the groundwater plume for SWMU-61. To insure that indoor air quality is not degraded, the design for the renovated and newly constructed portions of the AGE facility would incorporate sufficient ventilation to allow the regular exchange of air from outside.

4.1.2 Demolish the Existing AGE Facility/Construct Replacement Alternative

This alternative involves the construction of a new AGE Facility, coupled with the subsequent demolition of the existing AGE Facility. The size and scope of work that would be completed under this alternative is similar to that of the Proposed Action; therefore, potential for affecting air quality, especially earthwork and demolition, would be similar to that resulting from implementation of the Proposed Action.

Table 4.1.2 New Construction/Demolition Alternative Air Emissions at MacDill AFB

Pollutant	Proposed Action Annual Emissions (tpy)[a]	Hillsborough County Emissions Inventory[b] (tpy)	Net Change (%)	*De minimis* Values[d] (tpy)	Above/ Below *De minimis*
CO	2.23	19,272	0.13	100	Below
VOC	1.42	27,703	0.04	100	Below
NO_x	2.44	82,563	0.04	100	Below
SO_x	.12	NA	--	100	Below
PM_{10}[c]	.18	NA	--	100	Below
Pb		53	--	25	--

[a]Includes sum of both construction of the addition to the AGE Facility and interior and exterior renovation of the existing AGE Facility.
[b]Based on stationary permitted emissions presented in 1997 Ozone Emissions Inventory, EPC.
[c]PM10 estimated as 50 percent of the 1990 tpy reported for TSP
[d]Source: 40 CFR 93.153, November 30, 1993
tpy Tons per year
% Percent

4.1.3 No Action Alternative

Because the status quo would be maintained, there would be no impacts to air quality under the No Action Alternative.

4.1.4 Cumulative Air Quality Impacts

Other projects are proposed for construction on MacDill AFB during the 18-month period needed to complete renovations to the existing AGE Facility. None of these projects are immediately adjacent to the proposed project site; however, they have been included in the cumulative emissions analysis since they are located on MacDill AFB. Table 4A summarizes the air emissions for each of these projects. As Table 4A demonstrates, the cumulative annual emission estimates fall below the *de minimus* level of 100 tons per year for all five pollutants evaluated.

4.2 NOISE

4.2.1 Proposed Action

The closest noise sensitive receptors in the vicinity of the proposed construction site include the occupants of 6 CONS and Air Force Audit Agency (Building 521), SOCOM (Buildings 6 & 522), CENTCOM (Building 183) and Services (Building 523). For the renovation and addition to Building 552 the nearest potential receptors are the occupants of Buildings 521-523, located approximately 200 feet to the south/southeast and the occupants of Buildings 6 & 183 approximately 200 feet to the west. South Boundary Blvd. is located approximately 100' to the east with the flight-line apron located directly north of the proposed construction site.

The adjacent receptors could experience noise impacts from construction and/or construction-related vehicles. The magnitude of these impacts would be directly related to the proximity of the occupied facility to the construction or demolition site. In addition, the impacts vary according to the activity occurring on any particular day, and impacts would cease when construction is completed. Based on a cumulative average construction noise level of approximately 85 dB at 50 feet from the center of the project site (depending upon the current stage of the project), occupants of these nearby buildings would be not be impacted by construction noise at the AGE facility.

4.2.2 Demolish the Existing AGE Facility/Construct Replacement Alternative

This alternative involves the construction of a new AGE Facility, coupled with the demolition of the existing facility. As with the Proposed Action, noise sensitive receptors in the vicinity of the proposed AGE Facility construction include the occupants of 6 CONS and Air Force Audit Agency (Building 521), SOCOM (Building 522 & 6), CENTCOM (Building 183) and Services (Building 523). For the renovation and addition to Building 552 the nearest potential receptors are the occupants of Buildings 521-523, located approximately 200 feet to the south/southeast. and the occupants of Buildings 6 & 183 approximately 200 feet to the west. South Boundary Blvd. is located approximately 100' to the east with the flight line apron located directly north of the proposed construction site.

Under this alternative, the potential for noise impacts would be no greater than the Proposed Action and would not impact the occupants of adjacent administrative buildings.

4.2.3 No Action Alternative

Under the No Action Alternative only insignificant, relatively minor short-term noise impacts would occur, from the minor construction activities associated with code and policy improvements that would be completed at Building 552.

4.3 WASTES, HAZARDOUS MATERIAL, AND STORED FUEL

The following section describes sanitary wastewater treatment, solid waste collection and disposal, hazardous material and waste management, and stored fuels management.

4.3.1 Proposed Action

An increase in the generation of solid waste would occur during and subsequent to construction activities for the Proposed Action. The base has sufficient resources to manage the temporary increase in solid waste and the local landfills have sufficient capacity to accept the additional solid waste.

The relocation of the existing restroom facilities within the AGE facility is included as part of the Proposed Action. Implementation of the Proposed Action is not anticipated to result in a significant change in the total volume of waste water to the base sanitary sewer system, as the number of AGE personnel would remain unchanged. Renovation of the AGE Facility does not include elevating the facility above the 100-year flood level, consequently the restrooms would still be subject to flooding. The project includes installation of backflow prevention devices on the sanitary sewer and potable water lines, which according to Hillsborough County building codes effectively 'flood proofs' the sanitary sewer and water lines. Representatives from the MacDill Civil Engineering Squadron and the flood regulation department of Hillsborough County, Florida confirmed installation of backflow devices on domestic water and sanitary drainage systems meet the requirements for floodproofing the facility, and further that lift station pumps are a sufficient means for preventing backflow in the sanitary sewage system. The base wastewater collection system is gravity fed but due to lack of elevation across the base can not

operate on gravity alone. Every wastewater collection line has at least one, and often several, lift stations along the line to raise the water to a sufficient height to allow it to continue to gravity drain toward the base WWTP. Since every wastewater collection line has at least one lift station, all of the sanitary sewer lines have, in essence, at least one check valve to stop the inflow of floodwater to the WWTP.

The Federal Emergency Management Agency (FEMA) guidelines published in Title 44 Code of Federal Regulations, Chapter 1, Subchapter B, Part 60, requires all new construction of non-residential structures in the floodplain sited below the flood elevation be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Additional requirements require any sanitary facilities in non-residential structures to be located above the flood elevation or to be floodproofed. Both the proposed renovation and new construction portions of the AGE Facility design include sufficiently sized openings to allow the equalization of hydrostatic pressure on exterior walls should a flood event occur.

Hazardous wastes/materials, such as paint, adhesives, and solvents, may be on site during the construction work for the Proposed Action. All construction related hazardous wastes/materials, including petroleum products, would be removed and disposed of according to base procedures, as well as applicable State and Federal regulations. In general, paints, solvents, and oil waste volume would remain the same since the proposed AGE Facility would be storing the same equipment currently being stored in Building 552. However, a short-term increase in waste may occur due to disposal of stored or unusable materials associated with the existing AGE Facility that might be discarded before implementing the proposed action. No impacts from hazardous materials or waste are anticipated from completion of the project.

Hazardous materials and hazardous wastes, such as anti-freeze, oil, grease, used oil, used JP-8, and oily rags, are part of operations at the AGE facility. Currently, these materials/wastes are stored in a few locations throughout the facility, although most are staged at the initial accumulation point for the facility. The design for the renovated AGE facility includes construction of a floodproof storage area where hazardous materials and hazardous wastes can be stored. The floodproof storage area would be created by constructing four foot tall concrete block walls to enclose a roughly 400 square feet area of the maintenance floor in the AGE facility. The

top of the concrete block wall would have a minimum elevation of 11.5 feet amsl; therefore above the 100-year flood elevation. Two of the walls would have removable 'wall panels' that are sufficiently strong and sealed to keep out floodwater, but can be removed to create large access points during normal operation of the facility. If the AGE facility is threatened by flooding, the panels would be slipped into the sealed, slotted channels of the walled-in storage area to floodproof the hazardous material/hazardous waste storage area. Creation of the floodproofed hazardous materials/hazardous waste storage area would reduce the potential for these substances to impact the floodplain and represent a minor benefit to the floodplain since these materials/wastes are currently not stored on a floodproof area or above the 100-year flood level.

All of the hazardous materials and hazardous wastes that are normally stored within the AGE facility would be maintained within the proposed interior, floodproof storage area. There are; however, hazardous materials/wastes storage units outside the AGE facility that would not be affected by the proposed interior and exterior renovations of the building. These storage units include the two 240-gallon double-walled "Lube Cubes" used to store used oil and used JP-8 and the six 400-gallon mobile fuel bowsers used to move JP-8. The Lube Cubes are self contained, sealed, double-walled storage tanks. These tanks must be kept outside the AGE building for safety reasons. The fuel bowsers are single-walled, trailer-mounted tanks that are staged on the flight apron for daily use. There would be no change in the use or storage of the Lube Cubes or fuel bowsers under the Proposed Action; consequently, there would be no increased risk of damage to floodplain values.

Building 552 is located on a closed Environmental Restoration Program (ERP) site (Solid Waste Management Unit {SWMU} 29) and adjacent to an active ERP site (Site 38). Site summary reports for each site are provided in Appendix E. In addition, Building 552 falls within the groundwater plume of chlorinated solvents for SWMU 61. The project is primarily internal and external renovation; however, reconfiguration of the parking lot as well as construction of a high bay maintenance area would involve disturbance of surface soils. SWMU 29 has been closed by the Florida Department of Environmental Protection (FDEP) with no further action required. Site 38 lies approximately 100 feet south of the proposed construction area. The site is a former fuel storage area that contained eight 25,000-gallon underground storage tanks (USTs). Constituents

of concern have been identified in the soil and groundwater at Site 38. The principle constituents of concern are petroleum hydrocarbons including benzene, ethylbenzene, toluene, and xylenes. The site has been fully investigated and remedial actions are currently on-going at the site. The site's relative risk rating is 'no risk'.

SWMU 61 is a chlorinated solvent plume that extends from the maintenance areas on the north ramp east toward Hillsborough Bay. Information on SWMU 61 and a site map are attached. Chlorinated volatile organic compounds (VOCs), arsenic and petroleum hydrocarbons have been detected in the shallow surficial aquifer (groundwater). No contaminants have been identified in the soil, sediment, and surface water on this site. The source of the VOCs, primarily trichloroethene (TCE) and degradation products, 1,2-DCE and vinyl chloride, has not yet been determined. The RCRA facility investigation was finalized in 1999. As an interim measure the site is currently being monitored under a Monitoring to Natural Attenuation plan while groundwater modeling is completed for the Corrective Measures Study.

None of the constituents of concern at these ERP sites represent an immediate threat to life and health. Given current site conditions, particularly the water table elevation, there is a very limited potential for proposed construction activity to encounter contaminated media. Since excavation activities would go no deeper than two feet below land surface it is unlikely that groundwater would be encountered during construction. If a significant water table rise does occur prior to implementation of the proposed action, and it is determined that construction activity would encounter groundwater, precautions would be taken to insure the protection of construction workers on the site and the proper disposal of any hazardous waste generated during construction activities. These precautions include preparation of a site specific health and safety plan by the construction contractor which meets the requirements of 29 CFR 1910.120(b)(4) and must be approved by 6 CES/CEVR and the base bioenvironmental engineering office. If dewatering is required for construction, the water would be contained on-site in large frac tanks. Containerized water would be sampled for site constituents of concern to determine the level of contamination in the water. The sampling results would be used to determine the proper method of disposal which could range from discharge to the sanitary sewer if water is clean to off-site disposal at a treatment facility if water is highly contaminated.

Construction activities are not proposed to occur on Site 38 where soil contamination has been identified. Consequently, the potential for contacting contaminated media during the proposed construction activities is considered minimal. If contaminated media are encountered during construction work for the project construction activities would halt until the MacDill ERP manager is contacted. The MacDill ERP manager would insure that the material is managed in accordance with ERP guidelines. In accordance with Florida Administrative Code 62-770(2)4 "excavated contaminated soil (including excessively contaminated soil) may be returned to the original excavation when petroleum storage tank systems have been removed or replaced, or if contaminated soil was encountered during construction activities". Based on these conditions, the completion of construction activities within and adjacent to listed ERP sites should not represent a significant impact on the management and disposal of hazardous waste or the health and safety of construction workers.

4.3.2 Demolish the Existing AGE Facility/Construct Replacement Alternative

An increase in the generation of solid waste would occur during and subsequent to demolition and construction activities for the Demolish the Existing AGE Facility/Construct Replacement Alternative. The base has sufficient resources to manage the temporary increase in solid waste and the local landfills have sufficient capacity to accept the additional solid waste.

This alternative involves the construction of a concrete foundation, elevated in accordance with FEMA to 11.5 feet above mean sea level with concrete masonry unit walls, a standing seam metal roof system, stucco exterior, fire detection/suppression systems, HVAC, emergency power, associated site utilities, parking, perimeter security, grading and landscaping. Implementation of the Demolish the Existing AGE Facility/Construct Replacement Alternative would result in a moderate increase in the volume of waste water to the base sanitary sewer system; however, the system has sufficient capacity to handle the increase.

4.3.3 No Action Alternative

Under the No Action Alternative, no impacts to wastes, hazardous materials, or stored fuel would occur since construction or changes to the AGE Facility would not be implemented. The code and policy changes to the building are considered to be inconsequential.

4.4 WATER RESOURCES

4.4.1 Proposed Action

Some soil erosion would occur during construction and demolition activities; however, implementation of a sediment and erosion control plan, including use of best management practices (BMPs) such as silt fencing and hay bales, would dramatically reduce erosion and avoid potential storm water violations.

Under the Proposed Action, there are no direct or indirect discharges to groundwater. Neither completion of high bay maintenance addition to the existing AGE Facility nor reconfiguration of the existing parking area is expected to result in an increase in storm water runoff. Implementation of the Proposed Action would require the construction of internally-drained retention areas. The storm water retention areas would collect surface water runoff from the parking lot and allow it to infiltrate into the ground, recharging the groundwater in the surficial aquifer.

Portions of the existing parking lot, which do not meet the current force protection standards due to the proximity to the building, would be removed and the remaining portion of the parking lot would be expanded. Reconfiguration of the parking lot would not result in an increase in impervious surface. Once reconfigured the entire parking area would be repaved to create a uniform appearance. The new parking area would include new curbs and gutters to insure proper management of storm water. Construction of any new parking areas or proposed roadways would be off-set by the demolition of the existing entry road and portions of the old parking lot. In addition, the reconfigured parking lot would include appropriately sized storm water treatment/attenuation areas. The storm water retention areas would collect surface water runoff from the parking lot and allow it to infiltrate into the ground, recharging the groundwater in the surficial aquifer. No increase in potable water usage is expected since the existing staff and equipment will occupy the renovated AGE Facility.

4.4.2 Demolish the Existing AGE Facility/Construct Replacement Alternative

Some soil erosion would occur during construction and demolition activities; however, implementation of a sediment and erosion control plan including use of BMPs such as silt fencing and hay bales, would dramatically reduce erosion and avoid potential storm water violations.

This alternative would involve demolition activities, including the demolition of the existing AGE Facility, entry road and a portion of the parking lot along with the removal of the outdated wash rack and associated equipment. Storm water in this area is externally drained; storm water from impervious surfaces is directed to drains and ditches that connect directly to the nearby Hillsborough Bay. Upon completion of the demolition activities, the area and land use designations would not change since the new AGE Facility would be constructed in the same location of the existing AGE Facility. No increase in impervious surface is anticipated due to reconfiguration of the parking area. This alternative includes the construction of a storm water retention pond to provide limited treatment of storm water before it infiltrates into the ground. Therefore, a short-term, negative impact to surface waters would exist during demolition and construction activities. However; a long-term, positive impact to surface waters would result with the construction of a designed storm water retention area.

Under this alternative there are no direct or indirect discharges to groundwater. Construction of any new parking areas or proposed roadway would be off-set by the demolition of the existing entry road and portions of the old parking lot. In addition, the parking lot would include appropriately sized storm water treatment/attenuation areas. The storm water retention areas would collect surface water runoff from the parking lot and allow it to infiltrate into the ground, recharging the groundwater in the surficial aquifer.

Implementation of this alternative would not involve an increase in the number of 6th AGE personnel. As a result, no increases in potable water usage would occur. Any potential increases are considered minor in the context of the daily consumption of the entire Base.

4.4.3 No Action Alternative

The No Action Alternative would not construct or modify any of the drainage structures around the existing AGE Facility; therefore, would not result in significant impacts to water resources.

4.5 FLOODPLAINS

In accordance with the requirements of EO 11988, the Air Force must demonstrate that there is no practicable alternative to carrying out the Proposed Action within the coastal floodplain. The existing AGE Facility is within the 100-year coastal floodplain. As a result, implementation of the Proposed Action, and the Demolish the Existing AGE Facility/Construct Replacement Alternative would involve construction and/or demolition and renovation activities within the 100-year coastal floodplain. Consequently, impacts to the floodplain must be addressed.

4.5.1 Proposed Action

The proposed location of the AGE Facility and associated parking areas are located to the south (inside) of the 100-year coastal floodplain line that crosses the base (Figure 2-1). Neither the existing AGE building (B552) nor the surrounding parking lot is elevated above the 100-year flood level and as a result these areas are currently subject to flooding. It is logistically impracticable to relocate the existing AGE Facility outside the 100-year coastal floodplain since the AGE operation must be located in close proximity to the flight apron to support aircraft operations. Raising the existing facility above the 100-year coastal floodplain was financially impracticable since doing so would require construction of a new AGE Facility at nearly double the cost of renovation. The majority of the AGE Facility is open, unfinished, warehouse-type space used for equipment maintenance activities. This would not change upon completion of the Proposed Action; therefore, most of the AGE Facility would not be damaged during a flood event. The AGE Facility also has several large bay doors of sufficient size to allow flood water to equalize and reduce hydrostatic pressure caused by flooding. The equipment, supplies and tools utilized at the AGE Facility are currently subject to flooding since the floor elevation of Building 552 is approximately 7.5 ft MSL; consequently, implementation of the Proposed Action would not increase the risk of loss of government assets. Likewise, the personnel that currently operate the AGE Facility would not change with the Proposed Action so there would be no increase in risk to human safety, health, or welfare since the maintenance personnel operating the AGE Facility are currently working in a flood prone environment. Reconfiguration of the parking lot would not impact floodplain values.

4.5.2 Demolish the Existing AGE Facility/Construct Replacement Alternative

The proposed location of the AGE Facility and associated parking areas are located to the south (inside) of the 100-year coastal floodplain line that crosses the base. Neither the existing AGE building (B552) nor the surrounding parking lot is elevated above the 100-year flood level and as a result these areas are currently subject to flooding. It is logistically impracticable to relocate the existing AGE Facility outside the 100-year coastal floodplain since the AGE operation must be located in close proximity to the flight apron to support aircraft operations. Following demolition, the area designation would remain unchanged since the new AGE Facility would be constructed at the same location of the existing AGE Facility.

Implementation of this alternative would generally have a positive impact with regard to flood loss, human safety, health, and welfare, as required by Executive Order 11988, by elevating the facility and its occupants and equipment above the 100-year coastal floodplain.

4.5.3 No Action Alternative

The No Action Alternative would continue operation of the existing AGE Facility. This alternative would not alter the potential for loss or damage resulting from floods or increase the impacts of floods on human safety, health and welfare. Consequently, this alternative would have no impact on floodplain values.

4.6 LAND USE

4.6.1 Proposed Action

The Proposed Action would involve interior and exterior renovations and the construction of a small addition to the existing AGE Facility resulting in no change in land use. The proposed work is not expected to increase the impervious surface in the coastal floodplain. Most of the project would be completed in areas that are already paved and reconfiguration of the existing parking lot would not result in an increase in impervious surface. Consequently, no net impacts to land use would result from the Proposed Action.

Coordination with the U.S. Fish and Wildlife Service has been completed to insure compliance with the Endangered Species Act. Agency correspondence letters are included in Appendix C.

4.6.2 Demolish the Existing AGE Facility/Construct Replacement Alternative

The Demolish the Existing AGE Facility/Construct Replacement Alternative would involve demolishing the existing AGE Facility and reconstructing a new AGE Facility above the 100-yr coastal floodplain. This alternative would also involve construction of a new high bay maintenance area at the northwest end of the building. Most of the project would be completed in areas that are already paved and reconfiguration of the existing parking lot would not result in an increase in impervious. Following demolition and construction activities, the area designation would remain unchanged since the new AGE Facility would be constructed at the same location of the existing AGE Facility. Consequently, no net impacts to land use would result from the Proposed Action.

4.6.3 No Action Alternative

Under the No Action Alternative, no impacts to land use would be incurred.

4.7 TRANSPORTATION

4.7.1 Proposed Action

An increase in traffic in the northeast portion of the base would result during implementation of the Proposed Action, due to the increase in construction-related activities. These negative impacts are considered to be minor and short-term.

Upon completion, the Proposed Action would result in a similar number of vehicles entering the base, since the same number of AGE personnel will occupy the renovated facility. A new entry way extending out from the building would be constructed at the western end of the building to create a defined entry point for the facility. Current access to the parking area is off a poorly designed intersection which has resulted in several vehicular accidents. As a result, implementation of the Proposed Action would provide a long-term, positive impact on base transportation.

4.7.2 Demolish the Existing AGE Facility/Construct Replacement Alternative

An increase in traffic in the north-central portion of the base would result from implementation of the Demolish the Existing AGE Facility/Construct Replacement Alternative, due to the increase in construction and demolition-related activities. These negative impacts are considered to be minor and short-term.

Implementation of this alternative would result in a similar number of vehicles entering the base, since the same number of AGE personnel will occupy the renovated facility. Access to the current parking area is off a poorly designed intersection which has resulted in several vehicular accidents. The existing parking lot would be reconfigured similar to what is proposed in the Proposed Action. Reconfiguration of the parking lot would move the entry road away from the poorly designed intersection reducing the potential for accidents and improving traffic flow in the base. This would result in a minor but long-term positive impact on transportation at MacDill.

4.7.3 No Action Alternative

Under the No Action Alternative no significant impacts to transportation would be incurred.

4.8 SAFETY AND OCCUPATIONAL HEALTH

4.8.1 Proposed Action

The proposed construction activities for the project would pose safety hazards to the workers similar to those associated with typical industrial construction projects, such as falls, slips, heat stress, and machinery injuries. Construction would not involve any unique hazards and all construction methods would comply with Occupational Safety and Health Administration (OSHA) requirements to ensure the protection of workers and the general public during construction. / Diligent, but not controlling, governmental oversight of contractor activities would help assure OSHA compliance.

The demolition portion of the project is anticipated to encounter ACM since these materials have been identified during completion of limited surveys for building 552. In addition, the demolition may encounter LBP. Prior to initiating demolition activities, the demolition contractor shall hire

a qualified independent environmental consulting firm to perform a comprehensive asbestos and LBP survey for the existing facility. Once the surveys have been completed and the hazardous materials identified, the demolition contractor shall hire a qualified environmental abatement subcontractor to remove and dispose of the ACM and LBP. The same environmental firm shall perform environmental monitoring during the abatement work in accordance with Air Force, USEPA, and other applicable environmental regulations. All waste disposal manifests shall be turned over to the government upon completion of the demolition work.

The Proposed Action would involve mainly renovation and construction activities with some demolition activities to Building 552 which is located on a closed Environmental Restoration Program (ERP) site (Solid Waste Management Unit {SWMU} 29) and adjacent to an active ERP site (Site 38). Site summary reports for each site are provided in Attachment 2. In addition, Building 552 falls within the groundwater plume of chlorinated solvents for SWMU 61. The project is primarily internal and external renovation; however, reconfiguration of the parking lot as well as construction of the high bay maintenance area would involve disturbance of surface soils. Appropriate measures have been included in the project to reduce the potential for contact with contaminated media and to protect workers from exposure. None of the constituents of concern at the site represent an immediate threat to life and health. Consequently, no impacts to safety and occupational health would be incurred with implementation of the Proposed Action.

4.8.2 Demolish the Existing AGE Facility/Construct Replacement Alternative

This Alternative would pose safety hazards to the workers similar to those associated with the Proposed Action. Implementation of this alternative would not involve any unique hazards and all construction methods would comply with OSHA requirements to ensure the protection of workers and the general public during construction. Significantly more soil disturbance would be involved with this alternative but, as discussed for the Proposed Action, disturbance of surface soils does not constitute a major impact given the disposition of the ERP sites involved.

Surveying, sampling, and abatement of any ACM and/or LBP would be addressed in the same manner as the Proposed Action.

4.8.3 No Action Alternative

No impacts on safety and occupational health would be incurred under the No Action Alternative.

4.9 SOCIOECONOMICS

4.9.1 Proposed Action

The Proposed Action would cost approximately $3.0 million to complete, based on 2004 cost estimates. This action would result in an approximately 0.6 percent increase in the nearly $494 million in annual expenditures MacDill AFB provides to the local economy, constituting a major short-term beneficial impact.

4.9.2 Demolish the Existing AGE Facility/Construct Replacement Alternative

The Demolish the Existing AGE Facility/Construct Replacement Alternative would cost approximately $5.7 million to complete, based on 2003 cost estimates. This action would result in an approximately 1.1 percent increase in the nearly $494 million in annual expenditures MacDill AFB provides to the local economy, constituting a minor short-term beneficial impact.

4.9.3 No Action Alternative

Under the No Action Alternative, normal maintenance and repair work would be completed the keep the facility is working condition, but no significant funding would spent to upgrade the facility; consequently, the No Action alternative would have no impact on socioeconomics.

4.10 CULTURAL RESOURCES

4.10.1 Proposed Action

Implementation of the Proposed Action would significantly modify the exterior appearance of the AGE facility. Modification of the exterior would represent an impact to cultural resources on MacDill AFB since it would alter the original roofline and appearance of the facility. Consultation with the SHPO has been completed and the agency has determined that the

Proposed Action would have an adverse impact on MacDill's cultural resources which must be mitigated. The base has proposed to use the 1994 HABS documentation of the AGE Facility to mitigate the adverse impact. The SHPO has concurred that the HABS documentation would sufficiently mitigate the adverse impact. Since the action is considered an adverse impact to cultural resources, MacDill AFB has initiated a Memorandum and Agreement (MOA) with the SHPO to document the SHPO's adverse impact finding and approval to use HABS documentation to mitigate the adverse impact. The MOA was signed by MacDill AFB on 17 Aug 2004 and signed by the SHPO on 23 Aug 2004. Signing of the MOA by the SHPO completes the consultation process in accordance with Section 106 of Historic Preservation Act. All correspondence with the SHPO is included in Appendix C.

4.11 OTHER ITEMS WITH NO POTENTIAL IMPACTS

In addition to the resources discussed in the previous sections, the potential impacts to the biological, geology and soils, and Airspace and Airfield Operations were evaluated. Based upon this evaluation, there are no potential impacts likely to any of these resources resulting from the implementation of the Proposed Action or any of the considered alternatives.

The Proposed Action or any of the alternatives would also not affect minority or low-income populations. There are no minorities or low-income populations in the area of the Proposed Action or the alternatives; thus, there will not be disproportionately high or adverse impacts on such populations. No adverse environmental impacts would occur outside MacDill AFB. Therefore, no adverse effects on minorities and low-income populations would occur with implementation of the Proposed Action, or from implementation of any of the alternatives, at MacDill AFB.

4.12 CUMULATIVE IMPACTS

As indicated in Table 2.1, the Proposed Action, when examining it as a portion of the total proposed and/or ongoing construction projects on MacDill AFB, would result in minor beneficial cumulative impacts to floodplains, transportation, and socioeconomics, due to a relocated entry road to the facility decreasing the number of accidents, and an approximately 0.6 percent increase in the annual expenditures MacDill AFB provides to the local economy.

When examining it as a portion of the total proposed and/or ongoing construction projects on MacDill AFB, the Proposed Action would have no significant cumulative impacts to air quality, noise, waste management, water resources, safety and occupational health, biological resources, geology and soils, cultural resources, environmental justice, or airspace and airfield operations, as outlined in Table 2.1 and Table 4A.

5.0 CONCLUSIONS

Based upon the analyses presented in this environmental assessment, it appears the Proposed Action alternative would not have a significant affect upon the quality of the human environment.

6.0 MANAGEMENT REQUIREMENTS

6.1 AIR QUALITY

Use reasonable precautions to control the emissions of unconfined particulate matter during construction activities in accordance with Florida Administrative Code (FAC) Rule 62-296. Ensure that all hazardous materials used during construction comply with the MacDill AFB Hazardous Materials Management Program's requirements for low volatile organic compound content. Provide proper notification in accordance with the National Emission Standards for Hazardous Air Pollutants, to Hillsborough County Environmental Protection Commission of any demolition activities which have to the potential to release asbestos fibers into the atmosphere.

6.2 HAZARDOUS MATERIALS/WASTES

Ensure hazardous materials are approved and tracked through MacDill AFB's Hazardous Materials Management Program. Coordinate characterization and disposal of any hazardous or special waste with MacDill AFB's Environmental Compliance Program. Coordinate with MacDill AFB's Pollution Prevention Program to ensure recycling of demolition wastes, if possible.

6.3 WATER RESOURCES

Submit appropriate applications to permit storm water retention areas and NPDES construction for reconfiguration of the proposed parking lot. Ensure BMPs, such as silt screens and placement of hay bales, are employed during construction to prevent erosion and storm water violations during all construction activities. Ensure that the new construction complies with all applicable water and energy conservation requirements in Executive Order 13123, *Greening the Government Through Efficient Energy Management*.

6.4 SAFETY AND OCCUPATIONAL HEALTH

Ensure construction activities comply with OSHA standards or more stringent standards if applicable. Ensure that a site specific health and safety plan is prepared prior to initiating construction at SWMU 29 and ensure that all workers completing excavation or dirt moving activities in this area have 40-hour HAZWOPER training and the annual 8-hour refresher course.

6.5 BIOLOGICAL RESOURCES

Ensure that any ground surface area disturbed during construction are re-seeded or revegetated with native flora.

7.0 PERSONS CONTACTED

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9.0 REFERENCES

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FIGURES

FIGURE 1-1 – Site Location and Vicinity Map for Aerospace Ground Equipment Facility (Building 552)
MacDill Air Force Base, Florida

FIGURE 2-1 – Approximate Location of Aerospace Ground Equipment Facility in relation to 100-year Floodplain.

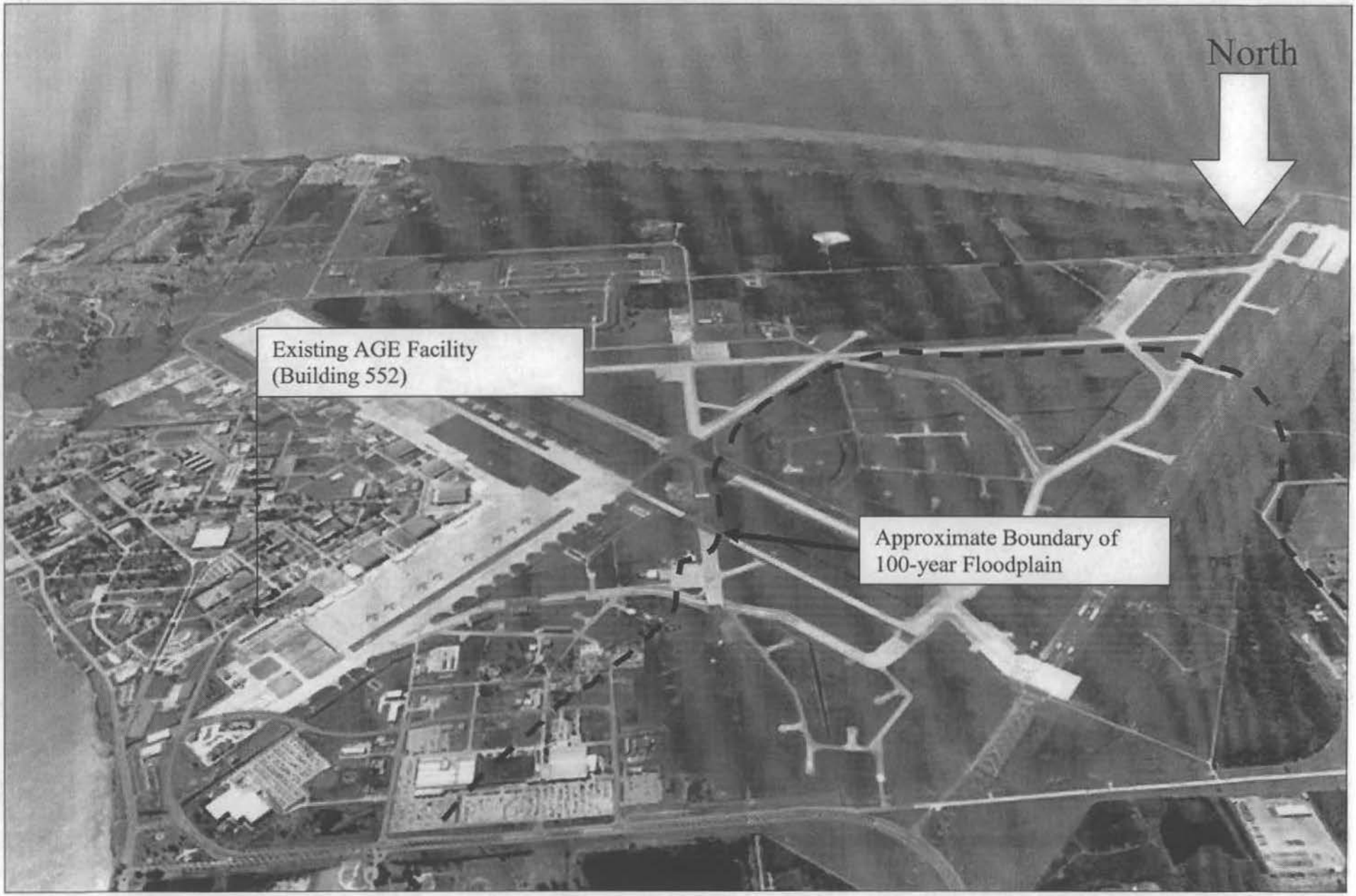
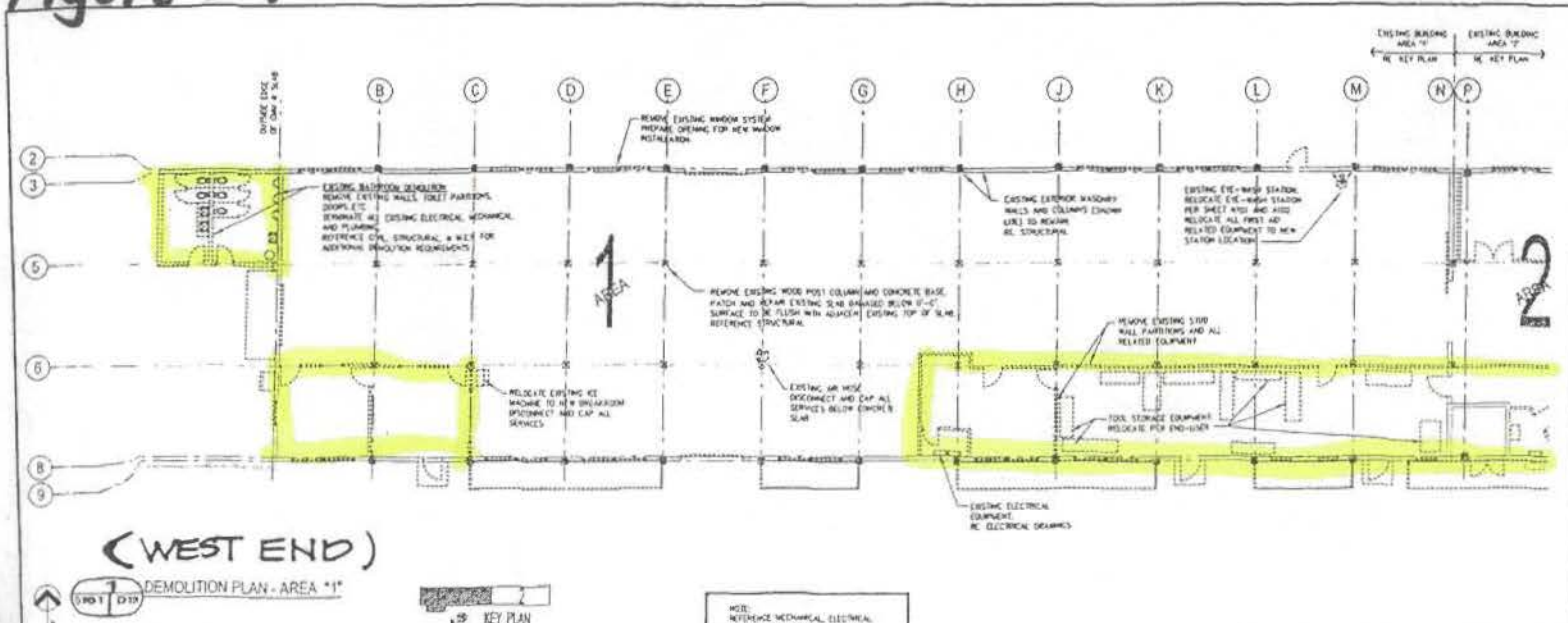


Figure 3-1

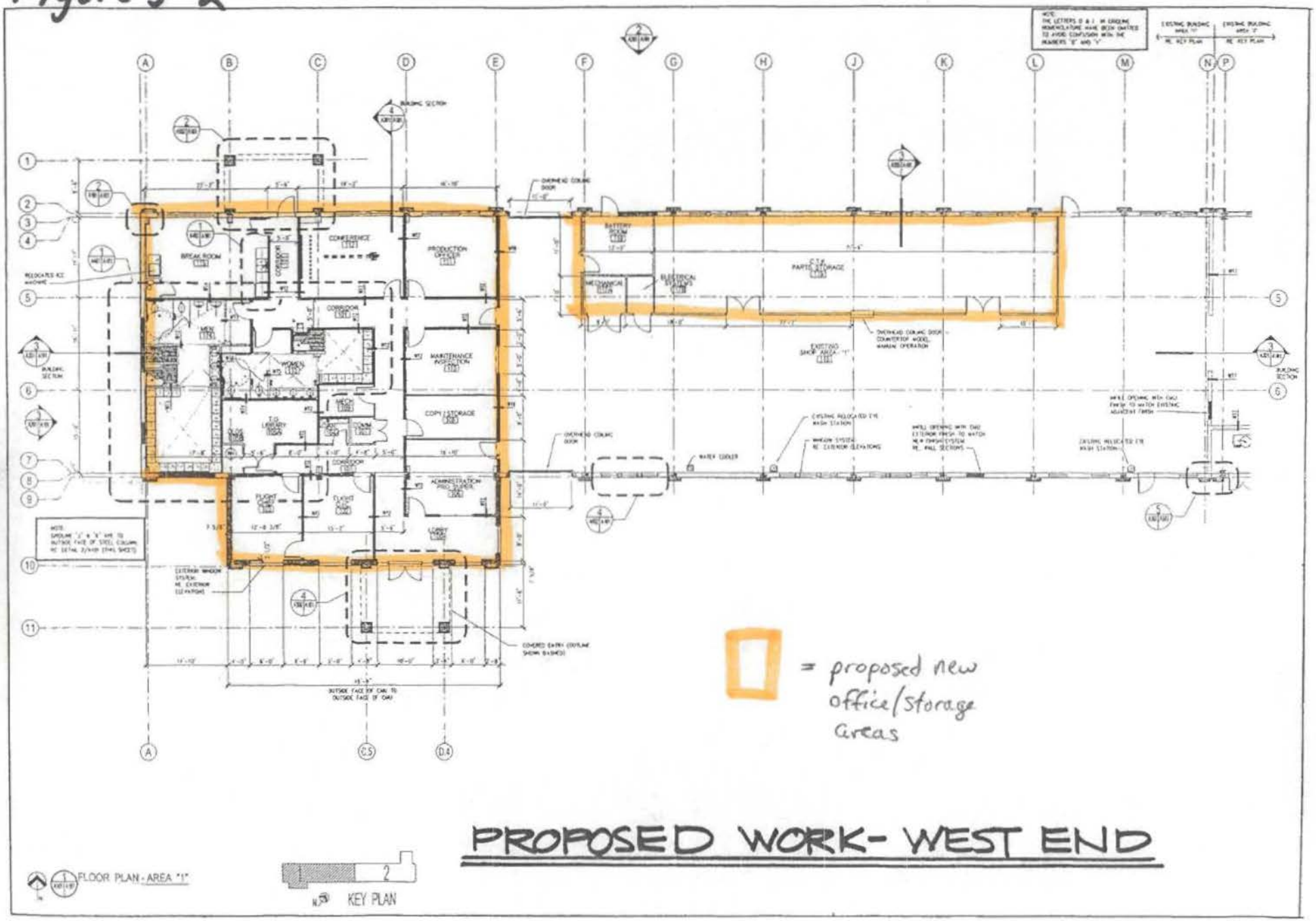


= Existing office/storage space (current)

DEMO EXISTING

Scan126, August 20, 2004.max

Figure 3-2



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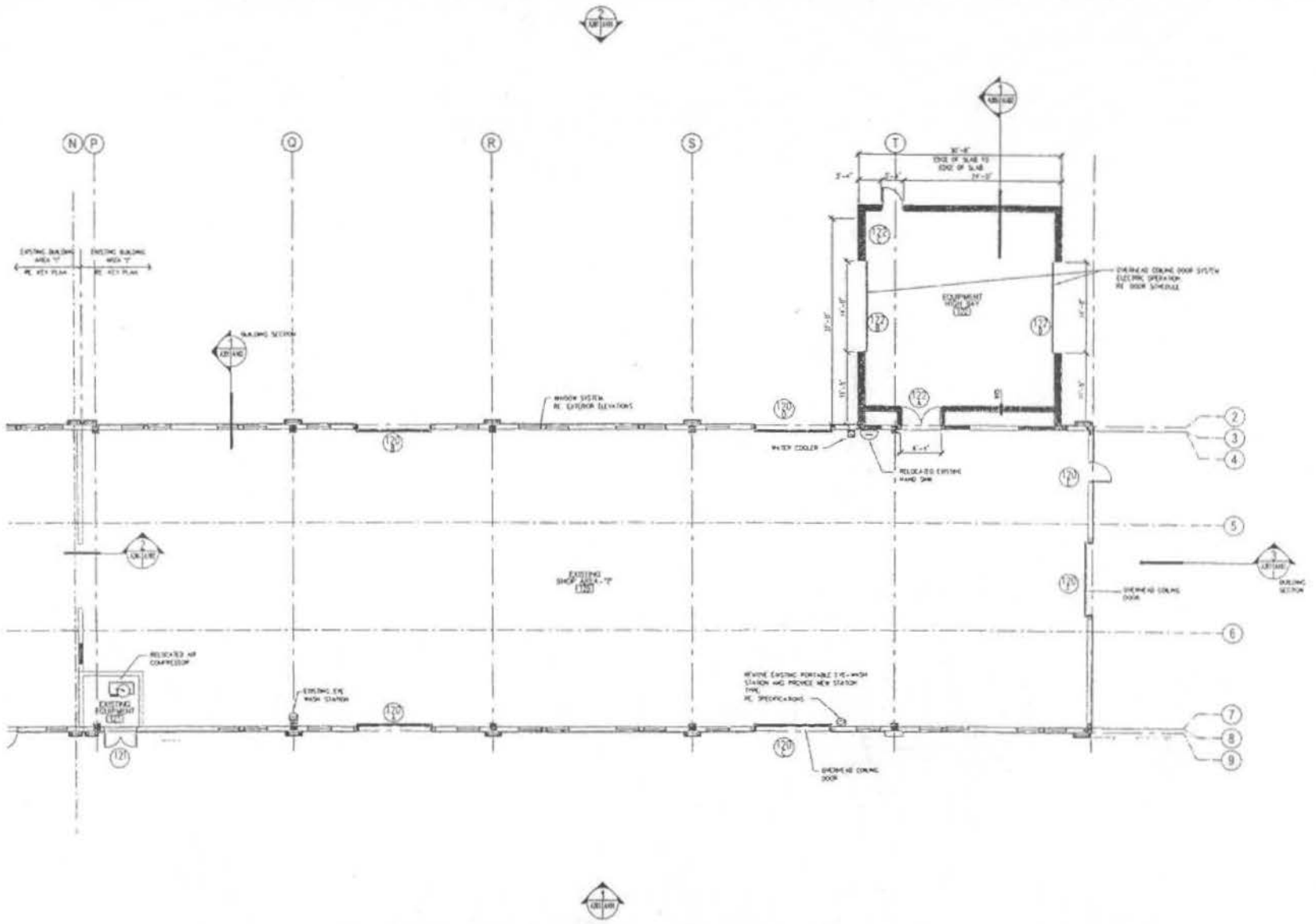
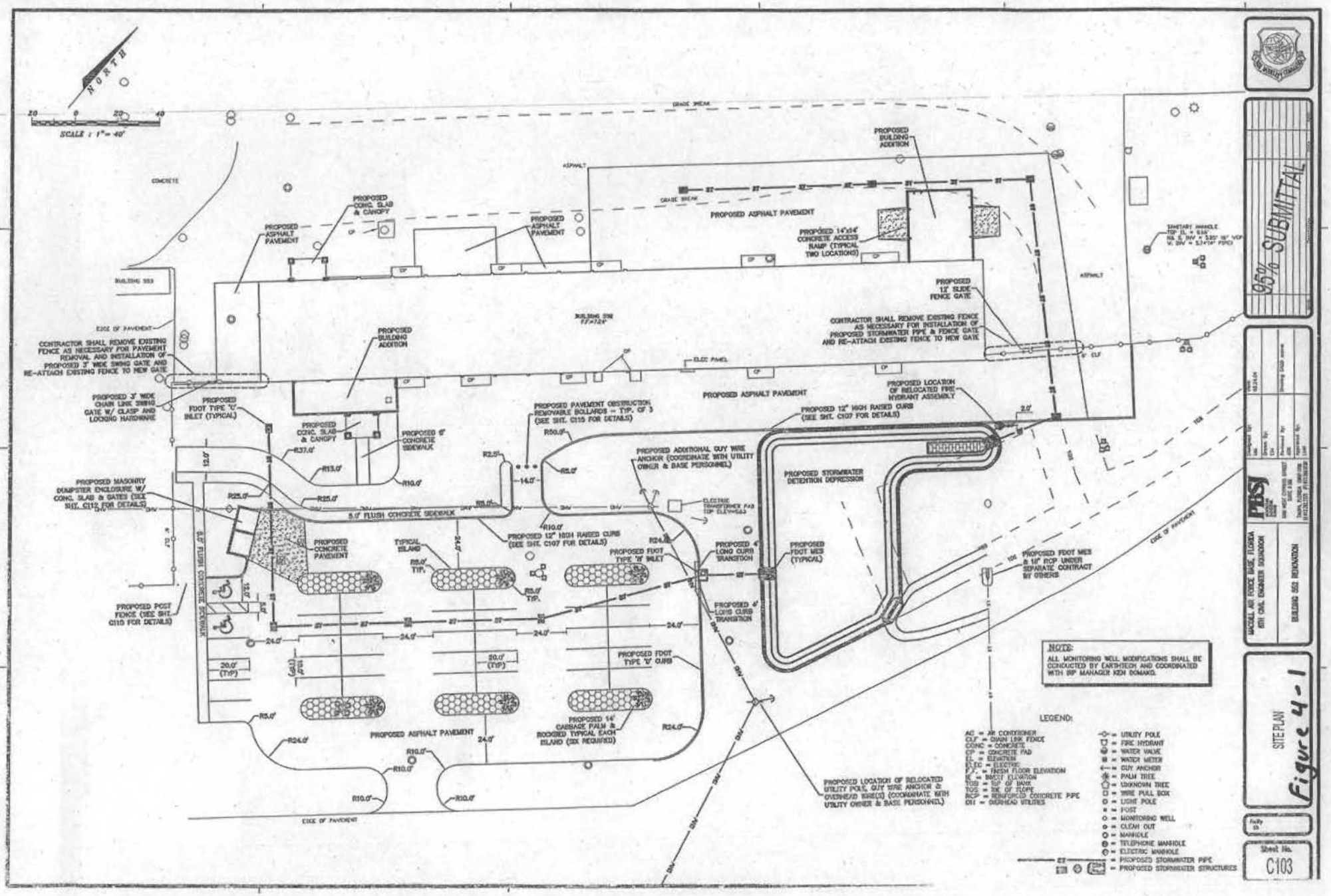


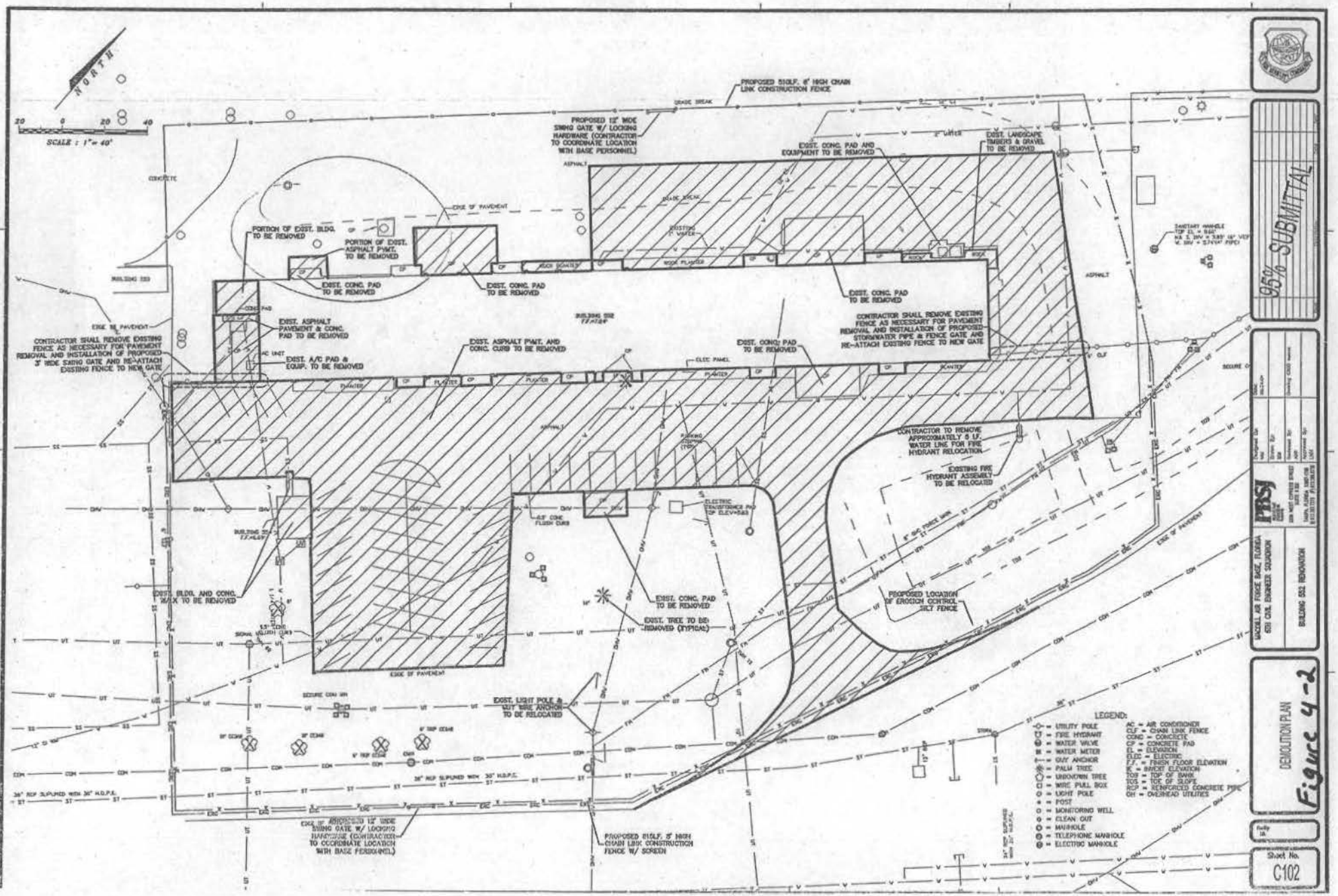
PROPOSED WORK - EAST END

FLOOR PLAN - AREA "Z"

KEY PLAN

Scan126, August 20, 2004.max


NORTH
SCALE : 1"= 40'
95% SUBMITTAL
PROPOSED BUILDING ADDITION
PROPOSED ASPHALT PAVEMENT
PROPOSED CONC. SLAB & CANOPY
PROPOSED 14'x14' CONCRETE ACCESS RAMP (TYPICAL TWO LOCATIONS)
PROPOSED 12' SLIDE FENCE GATE
CONTRACTOR SHALL REMOVE EXISTING FENCE AS NECESSARY FOR INSTALLATION OF PROPOSED STORMWATER PIPE & FENCE GATE AND RE-ATTACH EXISTING FENCE TO NEW GATE
CONTRACTOR SHALL REMOVE EXISTING FENCE AS NECESSARY FOR PAVEMENT REMOVAL AND INSTALLATION OF PROPOSED 3' WIDE SWING GATE AND RE-ATTACH EXISTING FENCE TO NEW GATE
PROPOSED 3' WIDE CHAIN LINK SWING GATE W/ CLASP AND LOCKING HARDWARE
PROPOSED FDOT TYPE 'C' INLET (TYPICAL)
PROPOSED 6" CONCRETE SIDEWALK
PROPOSED PAVEMENT OBSTRUCTION REMOVABLE BOLLARDS - TYP. OF 3 (SEE SHT. C115 FOR DETAILS)
PROPOSED 12" HIGH RAISED CURB (SEE SHT. C107 FOR DETAILS)
PROPOSED LOCATION OF RELOCATED FIRE HYDRANT ASSEMBLY
PROPOSED ADDITIONAL GUY WIRE ANCHOR (COORDINATE WITH UTILITY OWNER & BASE PERSONNEL)
PROPOSED STORMWATER DETENTION DEPRESSION
PROPOSED MASONRY DUMPSTER ENCLOSURE W/ CONC. SLAB & GATES (SEE SHT. C112 FOR DETAILS)
5.0' FLUSH CONCRETE SIDEWALK
PROPOSED CONCRETE PAVEMENT
TYPICAL ISLAND
PROPOSED FDOT TYPE 'R' INLET
PROPOSED 4' LONG CURB TRANSITION
PROPOSED FDOT MES (TYPICAL)
PROPOSED FDOT MES & 18" RCP UNDER SEPARATE CONTRACT BY OTHERS
PROPOSED POST FENCE (SEE SHT. C115 FOR DETAILS)
PROPOSED FDOT TYPE 'D' CURB
PROPOSED 14' CABBAGE PALM & ROCKERY TYPICAL EACH ISLAND (SIX REQUIRED)
PROPOSED ASPHALT PAVEMENT
PROPOSED LOCATION OF RELOCATED UTILITY POLE, GUY WIRE ANCHOR & OVERHEAD WIRES (COORDINATE WITH UTILITY OWNER & BASE PERSONNEL)
EDGE OF PAVEMENT
NOTE:
ALL MONITORING WELL MODIFICATIONS SHALL BE CONDUCTED BY EARTHTECH AND COORDINATED WITH IRP MANAGER KEN DOMAKO.
LEGEND:
AC = AIR CONDITIONER
CLF = CHAIN LINK FENCE
CONC = CONCRETE
CP = CONCRETE PAD
EL. = ELEVATION
ELEC = ELECTRIC
F.F. = FINISH FLOOR ELEVATION
INV = INVERT ELEVATION
TOB = TOP OF BANK
TOS = TOE OF SLOPE
RCP = REINFORCED CONCRETE PIPE
OH = OVERHEAD UTILITIES
= UTILITY POLE
= FIRE HYDRANT
= WATER VALVE
= WATER METER
= GUY ANCHOR
= PALM TREE
= UNKNOWN TREE
= WIRE PULL BOX
= LIGHT POLE
= POST
= MONITORING WELL
= CLEAN OUT
= MANHOLE
= TELEPHONE MANHOLE
= ELECTRIC MANHOLE
= PROPOSED STORMWATER PIPE
= PROPOSED STORMWATER STRUCTURES
MACDILL AIR FORCE BASE, FLORIDA
6TH CIVIL ENGINEER SQUADRON
BUILDING 553 RENOVATION
SITE PLAN
Figure 4-1
Sheet No.
C103


NORTH
SCALE : 1"= 40'
PROPOSED 510LF. 6' HIGH CHAIN LINK CONSTRUCTION FENCE
PROPOSED 12' WIDE SWING GATE W/ LOCKING HARDWARE (CONTRACTOR TO COORDINATE LOCATION WITH BASE PERSONNEL)
EXIST. CONC. PAD AND EQUIPMENT TO BE REMOVED
EXIST. LANDSCAPE TIMBERS & GRAVEL TO BE REMOVED
PORTION OF EXIST. BLDG. TO BE REMOVED
PORTION OF EXIST. ASPHALT PVMT. TO BE REMOVED
EXIST. CONC. PAD TO BE REMOVED
EXIST. CONC. PAD TO BE REMOVED
EXIST. CONC. PAD TO BE REMOVED
CONTRACTOR SHALL REMOVE EXISTING FENCE AS NECESSARY FOR PAVEMENT REMOVAL AND INSTALLATION OF PROPOSED STORMWATER PIPE & FENCE GATE AND RE-ATTACH EXISTING FENCE TO NEW GATE
CONTRACTOR SHALL REMOVE EXISTING FENCE AS NECESSARY FOR PAVEMENT REMOVAL AND INSTALLATION OF PROPOSED 3' WIDE SWING GATE AND RE-ATTACH EXISTING FENCE TO NEW GATE
EXIST. ASPHALT PAVEMENT & CONC. PAD TO BE REMOVED
EXIST. A/C PAD & EQUIP. TO BE REMOVED
EXIST. ASPHALT PVMT. AND CONC. CURB TO BE REMOVED
EXIST. CONC. PAD TO BE REMOVED
CONTRACTOR TO REMOVE APPROXIMATELY 6 LF. WATER LINE FOR FIRE HYDRANT RELOCATION
EXISTING FIRE HYDRANT ASSEMBLY TO BE RELOCATED
EXIST. BLDG. AND CONC. WALK TO BE REMOVED
EXIST. CONC. PAD TO BE REMOVED
EXIST. TREE TO BE REMOVED (TYPICAL)
PROPOSED LOCATION OF EROSION CONTROL SILT FENCE
EXIST. LIGHT POLE & GUY WIRE ANCHOR TO BE RELOCATED
PROPOSED 815LF. 5' HIGH CHAIN LINK CONSTRUCTION FENCE W/ SCREEN
EDGE OF PAVEMENT
LEGEND:
UTILITY POLE
FIRE HYDRANT
WATER VALVE
WATER METER
GUY ANCHOR
PALM TREE
UNKNOWN TREE
WIRE PULL BOX
LIGHT POLE
POST
MONITORING WELL
CLEAN OUT
MANHOLE
TELEPHONE MANHOLE
ELECTRIC MANHOLE
AC = AIR CONDITIONER
CLF = CHAIN LINK FENCE
CONC = CONCRETE
CP = CONCRETE PAD
EL = ELEVATION
ELEC = ELECTRIC
F.F. = FINISH FLOOR ELEVATION
INV = INVERT ELEVATION
TOB = TOP OF BANK
TOS = TOP OF SLOPE
RCP = REINFORCED CONCRETE PIPE
OH = OVERHEAD UTILITIES
95% SUBMITTAL
MACDILL AIR FORCE BASE, FLORIDA
6TH CIVIL ENGINEER SQUADRON
BUILDING 552 RENOVATION
DEMOLITION PLAN
Figure 4-2
Sheet No.
C102

TABLES

Table 2.1 Comparison of Environmental Consequences

Renovation and Small addition for Aerospace Ground Equipment Facility (Building 552)

MacDill AFB, Florida

Environmental Resources	Alternative A - Proposed Action	Alternative B - Construct/Demolish AGE Facility	Alternative C - No Action Alternative
Air Quality	Short-term - *Minor Adverse* Long-term - No Impact Cumulative - No Impact	Short-term - *Minor Adverse* Long-term - No Impact Cumulative - No Impact	Short-term - No Impact Long-term - No Impact Cumulative - No Impact
Noise	Short-term - *Minor Adverse* Long-term - No Impact Cumulative - No Impact	Short-term - *Minor Adverse* Long-term - No Impact Cumulative - No Impact	Short-term - No Impact Long-term - No Impact Cumulative - No Impact
Hazardous Materials/Wastes/Stored Fuels	Short-term - *Minor Adverse* Long-term - No Impact Cumulative - No Impact	Short-term - *Minor Adverse* Long-term - No Impact Cumulative - No Impact	Short-term - No Impact Long-term - No Impact Cumulative - No Impact
Water Resources	Short-term - *Minor Adverse* Long-term - No Impact Cumulative - No Impact	Short-term - *Minor Adverse* Long-term - No Impact Cumulative - No Impact	Short-term - No Impact Long-term - No Impact Cumulative - No Impact
Floodplains	Short-term - No Impact Long-term - *Minor Beneficial* Cumulative - *Minor Beneficial*	Short-term - *Minor Adverse* Long-term - *Minor Adverse* Cumulative - *Minor Adverse*	Short-term - No Impact Long-term - No Impact Cumulative - No Impact
Transportation	Short-term - *Minor Adverse* Long-term - *Minor Beneficial* Cumulative - *Minor Beneficial*	Short-term - *Minor Adverse* Long-term - *Minor Beneficial* Cumulative - *Minor Beneficial*	Short-term - No Impact Long-term - *Minor Adverse* Cumulative - *Minor Adverse*
Safety and Occupational Health	Short-term - *Minor Adverse* Long-term - *Minor Beneficial* Cumulative - *Minor Beneficial*	Short-term - *Minor Adverse* Long-term - No Impact Cumulative - No Impact	Short-term - *Minor Adverse* Long-term - *Minor Adverse* Cumulative - *Minor Adverse*
Socioeconomics	Short-term - *Minor Beneficial* Long-term - *Minor Beneficial* Cumulative - *Minor Beneficial*	Short-term - *Minor Beneficial* Long-term - No Impact Cumulative - No Impact	Short-term - *Minor Beneficial* Long-term - No Impact Cumulative - No Impact
Biological Resources	Short-term - No Impact Long-term - No Impact Cumulative - No Impact	Short-term - No Impact Long-term - No Impact Cumulative - No Impact	Short-term - No Impact Long-term - No Impact Cumulative - No Impact

Environmental Resources	Alternative A - Proposed Action	Alternative B - Construct/Demolish AGE Facility	Alternative C - No Action Alternative
Geology and Soils	Short-term - No Impact Long-term - No Impact Cumulative - No Impact	Short-term - No Impact Long-term - No Impact Cumulative - No Impact	Short-term - No Impact Long-term - No Impact Cumulative - No Impact
Cultural Resources	Short-term - No Impact Long-term - No Impact Cumulative - No Impact	Short-term - No Impact Long-term - No Impact Cumulative - No Impact	Short-term - No Impact Long-term - No Impact Cumulative - No Impact
Environmental Justice	Short-term - No Impact Long-term - No Impact Cumulative - No Impact	Short-term - No Impact Long-term - No Impact Cumulative - No Impact	Short-term - No Impact Long-term - No Impact Cumulative - No Impact
Airspace and Airfield Operations	Short-term - No Impact Long-term - *Minor Beneficial* Cumulative - *Minor Beneficial*	Short-term - No Impact Long-term - *Minor Beneficial* Cumulative - *Minor Beneficial*	Short-term - No Impact Long-term - *Minor Adverse* Cumulative - No Impact

TABLE 4A
Total Air Emissions for Projects at MacDill AFB
Renovation and Construction of Small Addition for AGE Facility

	AGE Renovation	Primary Care Clinic (construction)	USCENTCOM	Apron Pavements	COMSEC Addition	SF Boathouse	Base Support	Housing Maintenance Building	PharmaCare Addition	Trans/Supply Complex	*Security Forces Facility (construction)*	*Security Forces Facility (demolition)*	Project Totals	Hills Cty Emissions 1997	Net Change	*De minimis*	Above/Below *De minimis*
CO	2.03	23.72	19.52	9.28	0.27	0.96	2.58	0.86	2.13	4.28	5.43	6.16	65.63	19,272	0.34%	100	Below
VOC	1.34	8.88	7.4	4.1	0.34	0.85	1.7	0.79	1.4	2.39	2.82	2.60	29.19	27,703	0.11%	100	Below
NO_x	2.22	28.07	21.71	10.3	0.33	1.07	2.88	0.96	2.37	4.72	5.97	7.26	74.42	82,563	0.09%	100	Below
SO_x	0.11	1.41	1.06	0.49	0.02	0.05	0.14	0.05	0.12	0.23	0.29	0.36	3.68	NA	NA	100	Below
PM_{10}	0.17	2.41	1.7	0.76	0.03	0.08	0.23	0.08	0.18	0.36	0.46	0.62	6	NA	NA	100	Below
Pb	--	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	53	NA	25	NA
Estimated Start/End Date	02/2006 to 01/2007	12/2006 to 12/2007	7/2005 to 6/2007	06/2005 to 06/2006	08/2005 to 04/2006	12/2005 to 10/2006	01/2007 to 01/2008	01/2006 to 11/2006	05/2006 to 05/2007	06/2006 to 12/2007	03/2006 to 06/2007	06/2007 to 10/2007					

**Note: All values in tons per year unless otherwise noted.
Net change = Project totals / Hillsborough County emissions
NC - Not Calculated
NA - Not Available

APPENDIX A

AIR FORCE FORM 813

REQUEST FOR ENVIRONMENTAL IMPACT ANALYSIS

Report Control Symbol RCS: 26103-14

INSTRUCTIONS: *Section I to be completed by Proponent. Sections II and III to be completed by Environmental Planning Function. Continue on separate sheets as necessary. Reference appropriate item number(s).*

SECTION I – PROPONENT INFORMATION

1. TO *(Environmental Planning Function)*	2. FROM *(Proponent Organization and functional address symbol)*	2a. TELEPHONE NO.
6 CES/CEV	6 CES/CEPP	DSN 968-2543

3. TITLE OF PROPOSED ACTION

NVZR030181, REPAIR & ADD TO AGE MAINTENANCE FACILITY, B552

4. PURPOSE AND NEED FOR ACTION *(Identify decision to be made and need date)*

(See attached)

5. DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES (DOPAA) *(Provide sufficient details for evaluation of the total action)*

(See attached)

6. PROPONENT APPROVAL (Name and Grade)	6a. SIGNATURE	6b. DATE
Stephan C. Boyd	Stephan C Boyd	18 Sep 03

SECTION II – PRELIMINARY ENVIRONMENTAL SURVEY

(Check appropriate box and describe potential environmental effects including cumulative effects) (+=positive effect; 0=no effect; - = adverse effect; U=unknown effect)

	+	0	-	U
7. AIR INSTALLATION COMPATIBLE USE ZONE/LAND USE *(Noise, accident potential, encroachment, etc.)* 3-9-05		✓		
8. AIR QUALITY *(Emissions, attainment status, state implementation plan, etc.)* 3-9-05		✓		
9. WATER RESOURCES *(Quality, quantity, source, etc.)* MHH 9 Mar 05	✓			
10. SAFETY AND OCCUPATIONAL HEALTH *(Asbestos/radiation/chemical exposure, explosives safety quantity distance, bird/wildlife aircraft hazard, etc.)* ~~AES~~ 10 Mar 05		✓		
11. HAZARDOUS MATERIALS/WASTE *(Use/storage/generation, solid waste, etc.)* TMH 9 MAR 05 8-3393		✓		
12. BIOLOGICAL RESOURCES *(Wetlands/floodplains, threatened or endangered species, etc.)* MR 3/9/05		✓		
13. CULTURAL RESOURCES *(Native American burial sites, archaeological, historical, etc.)* 3-9-05		✓		
14. GEOLOGY AND SOILS *(Topography, minerals, geothermal, Installation Restoration Program, seismicity, etc.)* MH 3/9/05			✓	
15. SOCIOECONOMIC *(Employment/population projections, school and local fiscal impacts, etc.)* 3-9-05		✓		
16. OTHER *(Potential impacts not addressed above.)*				

SECTION III – ENVIRONMENTAL ANALYSIS DETERMINATION

17.		
		PROPOSED ACTION QUALIFIES FOR CATEGORICAL EXCLUSION (CATEX) #_____; OR
	X	PROPOSED ACTION DOES NOT QUALIFY FOR A CATEX; FURTHER ENVIRONMENTAL ANALYSIS IS REQUIRED.

18. REMARKS

MacDill AFB is located in a maintenance area for the following criteria pollutants: Ozone. Direct emissions from construction and indirect emissions from visiting traffic and/or follow-on operations, when totaled are less than the *de minimus* amounts in 40 CFR 93.153; therefore, a conformity determination is not required.

19. ENVIRONMENTAL PLANNING FUNCTION CERTIFICATION (Name and Grade)	19 a. SIGNATURE	19 b. DATE
DONALD J. HALPIN, Colonel, USAF Vice Commander		16 Apr 05

AF FORM 813, 19990901 (EF-V1)	THIS FORM CONSOLIDATES AF FORMS 813 AND 814.	PAGE OF PAGE(S)

4.0 PURPOSE AND NEED FOR ACTION:

An adequately sized, organized and equipped facility is required to improve the maintenance specialists' efficiency and ability to service and repair Aerospace Ground Equipment (AGE), and encourage pride of ownership in their workplace. Maintenance of AGE is conducted in facility 552. This building was originally constructed in 1942 and added onto in 1967 with an addition that doubled the size of the original building. The ceilings and door heights are too low to allow entry of some AGE. Roof trusses support members are termite damaged and their placements interferes with movement of equipment. Mechanical exhaust equipment has failed and requires replacement. Administrative offices were constructed through self-help efforts and are not centrally located, nor acoustically separate from the shop areas. Interior and exterior finishes are outdated and do not meet the base's architectural standards. The restroom facilities are inconveniently located in a connecting building. The chain hoist is not rated for some of the heavier pieces of AGE. Windows do not meet current Force Protection standards nor are they energy efficient. There is no defined main entrance to the building and visitors can easily enter directly into a service/maintenance area. Lighting fixtures are outdated and inefficient. Overhead doors are hard to maintain and difficult to operate. Access to the parking area is off a poorly designed intersection which has resulted in several vehicular accidents.

Completion of this repair project would provide a modern and efficient work environment and meet the aforementioned needs.

5.0 DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES:

5.1 Proposed Action – Completely renovate the interior and exterior of the existing facility and construct a small addition. Proposed repairs and addition would consist of the following. The existing flat (built-up) roof would be completely removed and replaced with a pitched, standing seam metal roof that meets base architectural standards. The painted concrete masonry unit block walls of the facility would be cleaned and an exterior stucco coating would be applied to the wall to meet base architectural standards. All of the existing windows in the facility would be removed and replaced with modern, energy efficient windows. All of the exterior doors would be removed and replaced. The interior of the facility which consists primarily of an open warehouse-style floor plan with a line of offices and store rooms along one wall, would be completed gutted. The interior of the facility would be reconfigured so that all of the office/administrative/storage space would be consolidated and relocated to the west end of the building. A new entry way extending out from the building would be constructed at the western end of the building to create a defined entry point for the facility. The eastern three-quarters of the building would remain open warehouse-type space. Portions of the existing parking lot, which do not meet current force protection standards due to the proximity to the building, would be removed and the remaining portion of the parking lot would be expanded. Once expanded, the entire parking area would be repaved to create a uniform appearance. The new parking area would include new curb and gutter to insure the proper management of stormwater. The entire facility would be landscaped to meet base architectural standards.

In addition to the proposed renovation activities, this project would construct a high bay maintenance area at the northwest end of the building. The high bay maintenance area would be constructed of concrete masonry unit block with a standing seam metal roof to match the rest of

the building. Included in the project is the demolition of an obsolete wash rack and its associated equipment. The wash rack and associated equipment would be removed and disposed and the area would be repaved with asphalt.

5.2 Replacement Alternative - Construct a new AGE Support Facility to replace Building 552. Project construction would consist of the following: Demolition of the existing AGE building (Building 552), then construction of concrete foundation, elevated in accordance with FEMA to 11.5 feet above mean sea level with concrete masonry unit walls, a standing seam metal roof system, stucco exterior, fire detection/suppression systems, HVAC, emergency power, associated site utilities, parking, perimeter security, grading and landscaping. The new AGE building would be constructed in the same location as the existing AGE building. This alternative was not selected due to cost considerations. Construction of a new facility, including demolition of the existing building, was estimated to cost $5.7M. The 1391 for construction of a new AGE Support Facility is attached. Renovation of Building 552, estimated to cost $3.0M, would still meet all the operational needs of the AGE organization and provide them with a modern updated facility. Consequently, the replacement alternative was not selected.

5.3 Use of Other Existing Facilities Alternative - There are no vacant on-base facilities of suitable size or configuration available on MacDill AFB, particularly along the flight apron where the AGE must be located to provide operations support. The primary duties of the AGE operation include scheduled and unscheduled maintenance, delivering equipment to the flight line and back shops, and procuring replacement parts. A location in close proximity to the flight apron is critical to insure efficient operation for the AGE organization. Leasing an off-base facility is not a viable alternative given the function of the AGE organization which is to provide flightline support. The AGE organization must be located near the flight apron and there are no off-base locations near the flight apron.

5.4 No Action Alternative - Do no repairs or construction to the AGE Maintenance facility (Bldg 552). The building would continue to be inadequately sized, impairing the AGE personnel's efficiency and ability to service the equipment. The offices will not to be centrally located, nor acoustically separate from the shop areas. Mechanical and other equipment will not be serviced.

6.0 CATEGORICAL EXCLUSION: Although this AGE project is extensively renovation, there are portions of the project (high bay addition, entryway addition, and parking lot reconfiguration) that do not meet the criteria for a categorical exclusion (CATEX); consequently, an Environmental Assessment is required.

APPENDIX B

CONSISTENCY STATEMENT

APPENDIX B
CONSISTENCY STATEMENT

This consistency statement will examine the potential environmental consequences of the Proposed Action and ascertain the extent to which the consequences of the Proposed Action are consistent with the objectives of Florida Coastal Management Program (CMP).

Of the Florida Statutory Authorities included in the CMP, impacts in the following areas are addressed in the EA: beach and shore preservation (Chapter 161), historic preservation (Chapter 267), economic development and tourism (Chapter 288), public transportation (Chapters 334 and 339), saltwater living resources (Chapter 370), living land and freshwater resource (Chapter 372), water resources (Chapter 373), environmental control (Chapter 403), and soil and water conservation (Chapter 582). This consistency statement discusses how the proposed options may meet the CMP objectives.

CONSISTENCY DETERMINATION

Chapter 161: Beach and Shore Preservation

No disturbances to the base's canals are foreseen under the Proposed Action or Alternative Actions.

Chapter 267: Historic Preservation

The Air Force and the Florida State Historic Preservation Officer have determined that there are two areas on MacDill AFB with buildings that are potentially eligible for the National Register of Historic Places. Facility 552, identified for renovation under the Proposed Action, is located in the MacDill Field Historic Districts and consultations between the Air Force and State Historical Preservation Officer have been completed.

Chapter 288: Economic Development and Tourism

The EA presents the new employment impact and net income impact of the Proposed Action and alternatives. The options would not have significant adverse effects on any key Florida industries or economic diversification efforts.

The EA quantitatively addresses potential impacts to transportation systems and planning and implementation of transportation improvements.

Chapter 372: Saltwater Living Resources

The EA addresses potential impacts to local water bodies. Water quality impacts were surveyed for existing conditions at the Proposed Action and alternatives. Results indicate that no impacts would result from the Proposed Action or alternatives.

Chapter 372: Living Land and Freshwater Resources

Threatened and endangered species, major plant communities, conservation of native habitat, and mitigation of potential impacts to the resources are addressed in the EA. The Proposed Action and alternatives would not result in permanent disturbance to native habitat and should not impact threatened or endangered species.

Chapter 373: Water Resources

There would be no impacts to surface water or groundwater quality under the Proposed Action or alternatives as discussed in the EA.

Chapter 403: Environmental Control

The EA addresses the issues of conservation and protection of environmentally sensitive living resources; protection of groundwater and surface water quality and quantity; potable water supply; protection of air quality; minimization of adverse hydrogeologic impacts; protection of endangered or threatened species; solid, sanitary, and hazardous waste disposal; and protection of floodplains and wetlands. Where impacts to these resources can be identified, possible mitigation measures are suggested. Implementation of mitigation will, for the most part, be the responsibility of MacDill AFB.

Chapter 582: Soil and Water Conservation

The EA addresses the potential of the Proposed Action and alternatives to disturb soil and presents possible measures to prevent or minimize soil erosion. Impacts to groundwater and surface water resources also are discussed in the EA.

CONCLUSION

The Air Force finds that the conceptual Proposed Action and alternatives plans presented in the EA are consistent with Florida's CMP.

APPENDIX C

AGENCY COORDINATION LETTERS, COMMENTS AND PUBLIC NOTICE

AGE Renovation

THE TAMPA TRIBUNE
Published Daily
Tampa, Hillsborough County, Florida

State of Florida }
County of Hillsborough } ss.

Before the undersigned authority personally appeared C. Pugh, who on oath says that she is the Advertising Billin Supervisor of The Tampa Tribune, a daily newspaper published at Tampa in Hillsborough County, Florida; that the attached copy of advertisement being a

LEGAL NOTICE

in the matter of PUBLIC NOTICE
UNITED STATES AIR FORCE

was published in said newspaper in the issues of
MARCH 11, 2005

Affiant further says that the said The Tampa Tribune is a newspaper published at Tampa in said Hillsborough Cou Florida, and that the said newspaper has heretofore been continuously published in said Hillsborough County, Flo each day and has been entered as second class mail matter at the post office in Tampa, in said Hillsborough Cou Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affi further says that she has neither paid nor promised any person, this advertisement for publication in the said news

C Pugh

Sworn to and subscribed by me, this 15 day of MARCH, A.D. 20 05

Personally Known ✓ or Produced Identification ____
Type of Identification Produced ____

Susie Lee Slaton

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
SUSIE LEE SLATON
COMMISSION NUMBER
DD000080
MY COMMISSION EXP
APRIL 16, 2005

PUBLIC NOTICE
UNITED STATES AIR FORCE

The Air Force (AF) is inviting public review and comment on AF Environmental Impact Analysis Process (EIAP) documents for renovation of the Aerospace Ground Equipment Facility project at MacDill Air Force Base. The project involves extensive interior and exterior renovation of the AGE facility including construction of a small high bay maintenance area addition and new entryway. This action is being completed to provide a modern work environment, improving the maintenance specialists' efficiency and ability to service and repair AGE at the base. MacDill AFB has evaluated this action in accordance with Executive Order 11988 – Floodplain Management, and believes there is no practical alternative to construction within the floodplain.

Notice of Availability

The EIAP documents satisfy the requirements of the National Environmental Policy Act (NEPA). The documents are available for public review and comment beginning March 14th, 2005 at the Tampa/Hillsborough County Public Library, located at 900 N. Ashley Drive, Tampa, FL 33606. The documents may be found in the Humanities Section of the Main Library. The comment period will close on April 13, 2005. Address written comments to the 6 AMW Public Affairs, 8209 Hangar Loop Drive, Suite 14, MacDill AFB, FL 33621-5502. The telephone number is (813) 828-2215.

6849 March 11, 2005

AFETY

Aid, Report Says

aid he didn't want to com- it for publication on the sibility that another person involved in the killings. He the family is in the process elling the 50 vehicles re- ning in the inventory of the ple's business, Car Search 4

like Kaiser said prosecutors prepared the family for ben's not guilty plea. It's of the process of getting case to trial, Mike Kaiser

They have so much over- ming evidence," he said.

ne affidavit makes the first ic mention of a possible mplice in the slayings of Kaisers at their car busi- and home at 1905 N. Gor- St. The Kaisers marketed vehicles over the Internet.

While at this location the ndant arranged a robbery ke place," the affidavit in part.

e Kaisers were each shot e back of the head, and bodies were found in the room, McDaniel said.

Wibben took the car title and keys from Heather Kaiser's desk while she was still sitting there, the affidavit says. McDaniel wouldn't say whether Heather Kaiser was alive at that time.

Wibben altered the car title and was arrested last month after he tried to register the car in Lee County, police said.

McDaniel said a ballistics test links a 9 mm Ruger semi-automatic pistol found in Wibben's rented room with the slayings. One of the stolen laptops was found at the home of one of Wibben's Fort Myers neighbors, and the other was located at a pawn shop, Plant City police Capt. Darrell Wilson said.

The 6-foot-2, 155-pound Wibben had no prior arrests for crimes of violence, Wilson said.

Wibben was being held without bail Thursday at Falkenburg Road Jail.

Reporter Kathy Steele contributed to this report. Reporter Dave Nicholson can be reached at (813) 754-3765.

Elementary School

other that as soon as one l bus passed, Mike was to for it," Krause said. But the bus passed, it blocked 's view of a southbound Hyundai Elantra, and the an into the passing car, e said.

r Creek's principal, Paula , found the boy respon- o paramedics, said Pinel- chools spokesman Ron

driver's side-view mir- as knocked off, and there nt in the door the mirror ched to, Krause said.

The driver of the Hyundai, Darlene Diaz, 38, of St. Petersburg, was not charged, Krause said.

"The Pinellas County School Board did nothing wrong," Krause said.

Austin Polk feels really bad about the crossing instructions he gave his little brother, Krause said.

Reporter Adam Emerson contributed to this report. Reporter Stephen Thompson can be reached at (727) 823-3303.

Department of Environmental Protection

Jeb Bush
Governor

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Colleen M. Castille
Secretary

March 22, 2005

Mr. Jason J. Lichtenstein
6 CES/CEVQ
2610 Pink Flamingo Avenue, Room 310
MacDill AFB, FL 33621

RE: Department of the Air Force – Environmental Assessment, Renovation and Small Addition for AGE Facility, MacDill Air Force Base – Hillsborough County, Florida. SAI # FL200503170596C

Dear Mr. Lichtenstein:

The Florida State Clearinghouse, pursuant to Presidential Executive Order 12372, Gubernatorial Executive Order 95-359, the Coastal Zone Management Act, 16 U.S.C. §§ 1451-1464, as amended, and the National Environmental Policy Act, 42 U.S.C. §§ 4321, 4331-4335, 4341-4347, as amended, has coordinated a review of the referenced environmental assessment.

The Florida Department of Environmental Protection (DEP), Division of Waste Management notes that the proposed work area includes an Oil/Water Separator site, SWMU 29 (closed), Site 38 (undergoing remediation) and SWMU 61, a groundwater solvent plume site. DEP staff offers the following comments:

1. Please ensure that the locations of SWMU 29 and Site 38 are surveyed in to known benchmarks or that high precision GPS coordinates are obtained. Location data should be preserved and made available as needed for our records or for assessment/remediation, as appropriate.

2. Since the construction area is located on contaminated or closed contaminated sites, please be advised that access and soil and/or groundwater sampling activities may be required in the future.

3. Buildings constructed over groundwater areas with volatile organic compound (VOC) contamination risk possible indoor air quality degradation as a result of contaminant volatilization and upward migration through foundation materials. This is especially true with the SWMU 61 groundwater plume. Measures to prevent air quality degradation should be considered when designing new or renovated facilities in this area.

4. When construction over the subject contaminated sites occurs, please continue to coordinate with Mr. Richard Burnette in the MacDill Air Force Base Environmental Office.

For further information, please contact Mr. James Cason, Professional Geologist, DEP Bureau of Waste Cleanup at (850) 245-8999.

Based on the information contained in the environmental assessment and comments provided by our reviewing agencies, the state has determined that, at this stage, the proposed activity is consistent with the Florida Coastal Management Program (FCMP). The applicant must, however, address the concerns identified by DEP staff prior to project implementation. The state's continued concurrence with the project will be based, in part, on the adequate resolution of issues identified during this and subsequent reviews. The state's final concurrence of the project's consistency with the FCMP will be determined during the environmental permitting stage.

Thank you for the opportunity to review this project. If you have any questions regarding this letter, please contact Ms. Lauren P. Milligan at (850) 245-2163.

Sincerely,

Sally B. Mann

Sally B. Mann, Director
Office of Intergovernmental Programs

SBM/lm

CN ←
CEU

DEPARTMENT OF THE AIR FORCE
6TH AIR MOBILITY WING (AMC)
MACDILL AIR FORCE BASE, FLORIDA

MEMORANDUM FOR US FISH AND WILDLIFE SERVICE
9549 Koger Blvd, Suite 111
St. Petersburg, Florida 33702

FROM: 6 CES/CD
7621 Hillsborough Loop Drive
MacDill AFB Florida 33621-5207

SUBJECT: US Fish and Wildlife Service Coordination for Renovation of the Aerospace Ground Equipment (AGE) Facility on MacDill Air Force Base (AFB).

1. The US Air Force intends to renovate the interior and exterior of the existing AGE Facility (Building 552) to provide a modern work environment, improving the maintenance specialists' efficiency and ability to service and repair AGE at the base. The layout of the new AGE Facility would be constructed in the same area as the existing facility but would be redesigned slightly to meet the current operational needs of the AGE organization and its personnel along with applicable force protection requirements. The Proposed Action involves extensive interior and exterior renovation of the AGE facility including construction of a small high bay maintenance area addition and new entryway. Proposed repairs and addition would consist of the following. The existing flat (built-up) roof would be completely removed and replaced with a pitched, standing seam metal roof that meets base architectural standards. The painted concrete masonry unit block walls of the facility would be cleaned and an exterior stucco coating would be applied to the wall to meet base architectural standards. All of the exiting windows in the facility would be removed and replaced with modern, energy efficient windows. All of the exterior doors would be removed and replaced. The existing parking lot would be reconfigured to meet current force protection standards.

2. A representative from the MacDill AFB Natural Resources staff surveyed the site to determine if any threatened or endangered species inhabit the site. No threatened or endangered species were observed on the site. The site has not been identified as critical habitat for any threatened or endangered species.

3. MacDill AFB believes that the proposed construction project would not adversely impact threatened or endangered species. If the US Fish and Wildlife Service agrees with this assessment, please document your concurrence by stamp or signing where indicated below. If you would like to inspect the proposed construction site, please contact the MacDill AFB Natural Resources staff.

FWS Log No. 2039

The proposed action is not likely to adversely affect resources protected by the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.) This finding fulfills the requirements of the Act.

AMC- Stephen R. Kittner for David L. Hankla
Field Supervisor

3/21/2005
Date

4. If you have any questions or require additional information on the proposed project, please contact Mr. Jason Kirkpatrick at (813) 828-0459.

KENNETH E. DOMAKO, GS-13
Deputy Base Civil Engineer

Attachments:

Figure 1-1 Project Location and Vicinity Map, MacDill Air Force Base, Florida
Figure 2-1 Approximate Location of AGE in Relation to the Coastal Floodplain
Figure 3-1 Demo Existing Interior Office and Storage Space
Figure 3-2 Proposed Work - West End of Building 552
Figure 3-3 Proposed Work – East End of Building 552
Figure 4-1 Site Plan
Figure 4-2 Demolition Plan

1st Ind, US Fish & Wildlife Service

Date

MEMORANDUM FOR 6 CES/CD

The US Fish and Wildlife Service agrees that the proposed construction project described above will not adversely impact threatened or endangered species on MacDill Air Force Base.

US Fish and Wildlife Service Representative

F 3/17
CEV
CEC
CEP

FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF HISTORICAL RESOURCES

Lieutenant Colonel Anthony A. Foti
Department of the Air Force
6 CES/CC
7621 Hillsborough Loop Drive
MacDill AFB, Florida 33621-5207

March 12, 2004

RE: DHR Project File Number: 2003-6011-C
Mitigation for the Adverse Effect Resulting form the Renovation of Building 552 Air Ground Equipment Facility, MacDill Air Force Base, Hillsborough County

Dear Lt. Col. Foti:

Our office received and reviewed the above referenced project in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended and *36 CFR Part 800: Protection of Historic Properties*.

We note that Building 552 (8HI5315) is a contributing resource to the MacDill Field Historic District. Based on the information provided, this office concurs with the finding that the proposed undertaking will have an adverse effect on the historic character of Building 552.

This office concurs with your justification that in order for MacDill AFB to achieve the operational needs of the 6th Maintenance Squadron, Building 552 will need to be modified.

To mitigate the adverse effect, MacDill AFB has provided Historic American Buildings Survey (HABS) Level III documentation for Building 552. It is the opinion of this office that the HABS documentation will serve as adequate mitigation for the adverse effect.

If you have any questions concerning our comments, please contact Scott Edwards, Historic Preservationist, by electronic mail *sedwards@dos.state.fl.us*, or at 850-245-6333 or 800-847-7278.

Sincerely,

Laura A. Kammerer, Supervisor

for Frederick Gaske, Acting Director, and
Deputy State Historic Preservation Officer

500 S. Bronough Street • Tallahassee, FL 32399-0250 • http://www.flheritage.com

☐ Director's Office (850) 245-6300 • FAX: 245-6435
☐ Archaeological Research (850) 245-6444 • FAX: 245-6436
☑ Historic Preservation (850) 245-6333 • FAX: 245-6437
☐ Historical Museums (850) 245-6400 • FAX: 245-6433
☐ Palm Beach Regional Office (561) 279-1475 • FAX: 279-1476
☐ St. Augustine Regional Office (904) 825-5045 • FAX: 825-5044
☐ Tampa Regional Office (813) 272-3843 • FAX: 272-2340

DEPARTMENT OF THE AIR FORCE
6TH AIR MOBILITY WING (AMC)
MACDILL AIR FORCE BASE, FLORIDA

17 AUG 2004

MEMORANDUM FOR DIVISION OF HISTORIC RESOURCES
R.A. GRAY BUILDING
500 SOUTH BRONOUGH STREET
TALLAHASSEE, FL 32399-0250

FROM: 6 AMW/CC
8202 Hangar Loop Drive, Suite 1
MacDill AFB FL 33621

SUBJECT: Memorandum of Agreement for Renovation of Facility 552

1. The U.S. Air Force intends to extensively renovate the current Air Ground Equipment (AGE) facility (Building 552) to provide an updated, efficient operation area for the AGE operation. MacDill AFB coordinated the proposed renovation with your office through written correspondence and your office approved the proposed mitigation for adverse effect on March 12, 2004 (Attachment 2). In accordance with the National Historic Preservation Act Section 106, MacDill AFB is required to implement a Memorandum of Agreement (MOA) with the State Historic Preservation Office. Once signed the MOA will be submitted to the Advisory Council on Historic Preservation, which will complete the process.

2. The MOA has been signed by the MacDill AFB wing commander (Attachment 1). Please sign the MOA where indicated and return to the following address:

Mr. Jason Kirkpatrick
6 CES/CEVN
2610 Pink Flamingo Avenue, Bldg 147
MacDill AFB FL 33621-5207

3. If you have any questions or require additional information, please contact Mr. Jason Kirkpatrick at (813) 828-0459.

DONALD J. HALPIN, Colonel, USAF
Commander

Attachments:
1. MOA for Renovation of Facility 552
2. SHPO letter, March 12, 2004
3. Adverse Effect Resulting from Renovation of Building 552 at MacDill AFB, 15 Oct 03

ATTACHMENTS

MEMORANDUM OF AGREEMENT

WHEREAS, MacDill Air Force Base (AFB) has determined that the renovation of Building #552, a contributing structure in the proposed MacDill Field Historic District, will have an adverse effect on that structure, and has consulted with the Florida State Historic Preservation Officer (SHPO) pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f);

NOW, THEREFORE, MacDill AFB and SHPO agree that the undertaking shall be implemented in accordance with the following stipulation in order to take into account the effect of the undertaking on historic properties.

Stipulations

MacDill AFB will ensure that the following measures are carried out:

1. MacDill AFB shall submit a copy of Historic American Building Survey Level III documentation for Building No. 552 to the Florida SHPO.

Execution of this Memorandum of Agreement by MacDill AFB and the Florida SHPO and implementation of its terms are evidence that MacDill AFB has afforded the Council an opportunity to comment on the demolition and its effect on historic properties, and that MacDill AFB has taken into account the effects of the undertaking on historic properties.

By: _____ Date: 17 Aug 2004
6 AMW/CC

By: Frederick P. Gaske Date: August 23, 2004
Florida State Historic Preservation Officer

DHR Project File No. 2003-6011-E

CEV
CEC
CEP

FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF HISTORICAL RESOURCES

Lieutenant Colonel Anthony A. Foti
Department of the Air Force
6 CES/CC
7621 Hillsborough Loop Drive
MacDill AFB, Florida 33621-5207

March 12, 2004

RE: DHR Project File Number: 2003-6011-C
Mitigation for the Adverse Effect Resulting form the Renovation of Building 552 Air Ground Equipment Facility, MacDill Air Force Base, Hillsborough County

Dear Lt. Col. Foti:

Our office received and reviewed the above referenced project in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended and *36 CFR Part 800: Protection of Historic Properties.*

We note that Building 552 (8HI5315) is a contributing resource to the MacDill Field Historic District. Based on the information provided, this office concurs with the finding that the proposed undertaking will have an adverse effect on the historic character of Building 552.

This office concurs with your justification that in order for MacDill AFB to achieve the operational needs of the 6th Maintenance Squadron, Building 552 will need to be modified.

To mitigate the adverse effect, MacDill AFB has provided Historic American Buildings Survey (HABS) Level III documentation for Building 552. It is the opinion of this office that the HABS documentation will serve as adequate mitigation for the adverse effect.

If you have any questions concerning our comments, please contact Scott Edwards, Historic Preservationist, by electronic mail *sedwards@dos.state.fl.us*, or at 850-245-6333 or 800-847-7278.

Sincerely,

Laura A. Kammerer, Supervisor

for Frederick Gaske, Acting Director, and
Deputy State Historic Preservation Officer

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☐ Tampa Regional Office (813) 272-3843 • FAX: 272-2340

MACDILL AIR FORCE BASE, FLORIDA

OCT 15 2003

MEMORANDUM FOR DIVISION OF HISTORIC RESOURCES

FROM: 6 CES/CC
7621 Hillsborough Loop Drive
MacDill AFB 33621-5207

SUBJECT: Adverse Effect Resulting from Renovation of Building 552 at MacDill Air Force Base (AFB)

1. MacDill AFB intends to renovate the interior and exterior of Building 552, the Air Ground Equipment (AGE) Facility, located at the northern end of the MacDill Field Historic District. The building is not individually eligible for the national register; however, it is considered eligible as part of a district. Building 552 was constructed in 1942 for use as a warehouse, but is used today as a maintenance facility. A large addition was constructed on the northern end of the building in 1967 which effectively doubled the size of the building.

2. The proposed renovation activities will change the exterior and interior appearance of Building 552. Exterior renovations would include replacement of the existing shallow-pitch asphalt shingle roof with a standing seam metal roof, replacement of the exterior mounted ventilation system, replacement of all windows and overhead doors, construction of a small addition for the high bay maintenance area on the back (northwest corner) of the building, construction of a new entry way on the front (southeast corner) of the building, and finally the application of stucco on exterior walls.

3. Interior renovations would involve replacement of the existing wooden rafters and support beams with steel web joists that span the entire building, replacement of light fixtures, and reorganization of interior walls to create a consolidated administrative/office area.

4. The planned renovations would result in some significant changes to the exterior and interior of the building. These changes are designed to improve the work environment and bring the facility into compliance with base architectural standards. Although the facility is not architecturally unique, individually eligible for the National Register, and has been previously modified with a large addition, the Air Force finds that interior and exterior modification of Building 552, as proposed, would have an adverse effect on cultural resources at MacDill AFB. Thorough documentation of the condition, constructions details, site location, cost of construction, as well as photographic documentation of the building including large format black and white photographs, have been prepared for Building 552 through completion of a Historic American Building Survey (HABS) of MacDill AFB in 1994. A copy of the HABS data for Building 552 is attached. MacDill believes that the extensive documentation of Building 552 serves as mitigation for the adverse effect resulting from the proposed renovation activities. MacDill AFB seeks concurrence from the State Historic Preservation Office that the proposed renovation of Building 552 would have an adverse effect on historic resources on MacDill AFB

but the HABS documentation will sufficiently mitigate the adverse effect. Consequently, we intend to proceed with proposed renovation of Building 552. If you agree, please sign where indicated below.

5. Please do not hesitate to call us for further clarification or discussion. If you have any question about the proposed renovation of Building 552, please contact Mr. Jason Kirkpatrick at (813) 828-0459.

ANTHONY A. FOTI, Lt Col, USAF
Commander, 6th Civil Engineer Squadron

Attachment:
Historic American Building Survey Documentation for Building 552

MEMORANDUM FOR 6 CES/CC

The State Historic Preservation Office concurs with MacDill Air Force Base's finding that the proposed interior and exterior modifications to Building 552 will have an adverse effect on historic resources on the MacDill Air Force Base; however, existing HABS documentation serves as mitigation for the adverse effect and the Air Force may proceed with the proposed renovation activities.

JANET SNYDER MATTHEWS Date
State Historic Preservation Officer

___ update Version 1.1: 3/89 Recorder # _____

SITE NAME: Building #552 - Aerospace Ground Equipment Shop
HISTORIC CONTEXTS: World War II and Aftermath
NAT. REGISTER CATEGORY: District
OTHER NAMES OR MSF NOS: Maintenance Facilities, Supply and Equipment Warehouse
COUNTY: Hillsborough OWNERSHIP TYPE Federal
PROJECT NAME: Historic Building Survey of MacDill Air Force Base DHR NO _____
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS: 7409 Hangar Loop Drive CITY: Tampa Vicinity
VICINITY OF / ROUTE TO: Located on Southeast Side of the North Apron Area

SUBDIVISION: Not Applicable BLOCK NO N/A LOT NO N/A
PLAT OR OTHER MAP: MacDill AFB Maps at Base Engineering & Real Property Office
TOWNSHIP: N/A RANGE N/A SECTION N/A 1/4 N/A 1/4-1/4 N/A
IRREGULAR SEC? X YES ___ NO LAND GRANT Not Applicable
USGS 7.5' MAP: Gibsonton, Florida, 1956, photo revised in 1987 (27082-G4-TF-024)
UTM: ZONE 17 EASTING 353320 NORTHING 3082130
COORDINATES: LATITUDE N/A D N/A M N/A S LONGITUDE N/A D N/A M N/A S

HISTORY
ARCHITECT: Department of the Army--Office of the Quartermaster General
BUILDER: Army Corps of Engineers
CONSTRUCTION DATE 1945 CIRCA N/A RESTORATION DATES N/A
MODIFICATION DATE(S) 1967--Extended the bldg to the Northeast
MOVE: DATE N/A ORIGINAL LOCATION MacDill Air Force Base, Florida
ORIGINAL USE(S): Maintenance
PRESENT USE(S): Maintenance

DESCRIPTION
STYLE: Military Vernacular
PLAN: EXTERIOR: Rectangular
INTERIOR: Other
NOS: STORIES 1 OUTBLDGS 0 PORCHES 0 DORMERS 0
STRUCTURAL SYSTEM(S): Concrete Block & Wood Framing
EXTERIOR FABRIC(S): Concrete Block
FOUNDATION: TYPE Continuous MATERIAL Concrete
INFILL Unknown
PORCHES: None
ROOF: TYPE Flat SURFACING Built-Up
SECONDARY STRUCTURE None
CHIMNEY: NOS 0 MATERIAL N/A LOCATION N/A
WINDOWS: Hopper, 6 pane; DHS, 2/2

EXTERIOR ORNAMENT: Concrete Block walls with wood trim under roof eaves
CONDITION: Good SURROUNDINGS Governmental-Military
NARRATIVE: Bldg #552, a one story concrete block structure, originally measured 48'x192' but in 1967, the facility was extended by 156'. The initial cost was $31,069.34. The bldg's roof is flat w/very shallow gable pitch to provide drainage. Large sash windows are common for this structure. Only the original portion of the bldg has concrete block pilasters and wood columns & trusses in the interior. The newer section's interior is a clear span space.

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? _____ YES X NO (IF YES, ATTACHMENT)
ARTIFACTS OF OTHER REMAINS: None Observed

AREAS OF SIGNIFICANCE: Military, Government/Politics/Local/Engineering
Bldg #552 has mostly been used to service aircraft ground equipment. The service shop is located on the east of the Base's flight line. The structure has always been considered as an aircraft operations support facility.

ELIGIBLE FOR NAT. REGISTER? X YES ___ NO ___ LIKELY, NEED INFO ___ INSF INFO
SIGNIF. PART OF DISTRICT? X YES ___ NO ___ LIKELY, NEED INFO ___ INSF INFO
SIGNIFICANT AT LOCAL LEVEL? X YES ___ NO ___ LIKELY, NEED INFO ___ INSF INFO

SUMMARY ON SIGNIFICANCE: Since this structure was completed in 1945, it was used only for a limited time for WWII. However, its historical significance is connected with MacDill's role in the Korean War. The bldg became the home to repair and service all necessary ground equipment that was used to support the newly introduced jet fighters of the Korean War.

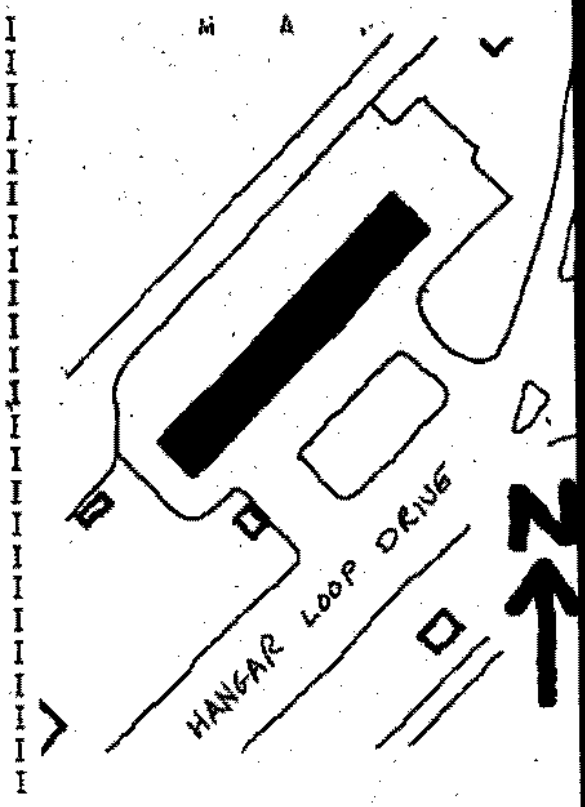
* * * DHR USE ONLY * DHR USE ONLY * * *
*
* DATE LISTED ON NR _____
* ~~KEEPER DETERMINATION OF ELIG. (DATE):~~ -YES _____ -NO _____
* SHPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO _____
* LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
* OFFICE _____
*
* * * DHR USE ONLY * DHR USE ONLY * * *

RECORDER INFORMATION: NAME D.Durst/C.Wang, Columbus, Ohio
DATE: MONTH October YEAR 1993 AFFILIATION Hardlines: Design & Delineation

PHOTOGRAPHS (Attach a labeled print bigger than contact size)
LOCATION OF NEGATIVES: MacDill AFB, Envir. Management, Base Historic Pres. Officer
NEGATIVE NUMBERS: Roll: 2/Frames: 30-33

PHOTOGRAPH

Attach a B/W photographic print here with plastic clip. Label the print itself with at least: the FMSF site number (survey number or site name if not available), direction and date of photograph. Prints larger than contact size are preferable.



REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED

TALLATION NAME AND NO. McAlexander Co (OEE) | DATE | DRAWING NO. | RP ACCOUNT NO. | CONTROL NO. | BUILDING NO. 81

DIMENSIONS (Width x length)

MAIN BUILDING	OFFSETS	WINGS	BASEMENTS
' x 192'		~~16 x 30'~~	
' x 156'			

MATERIALS

NDATION	FLOOR	WALL	ROOF
oncrete Wall	Concrete	Concrete Block	Roll Roofing

HEATING

RCE	TYPE	FUEL
pace Heating	Hot Water Boiler ~~Individual Space Heaters~~	Oil

OF USABLE FLOORS	FIRE PROTECTION NO.	TYPE
1	1	Fire Extinguisher

UTILITY CONNECTIONS

ER: 1-2" G.I.

ER: 1-6" V.C.

CTRIC: 1-110/220V, 3 Phase, 60 Amp

AM:

DENSATE:

BLDG EQPT	NO.	TOTAL CAPACITY
AIR CONDITIONING	2	2 tons ea.
EVAPORATIVE COOLING		
MECHANICAL COOLING	4 1	48" ea 10"
HOT WATER FACILITIES		

		CODE
STATE	Florida	710
ASSIGNMENT	~~SAC~~ TAC	~~S~~ T
TYPE OF CONSTRUCTION	Semi-Permanent	2
CONDITION	~~Usable~~ usable class A ~~[illegible]~~	~~2~~ 8/
OCCUPANCY	AF	1
AIR FORCE INTEREST	Owned	1
UNIT OF MEASURE (Other than area)		
QUANTITY	Shp age	218-712
NOMENCLATURE	~~MAISE/ SUPPL EQUIP/ BSE~~ ~~MAISE/SUPPL EQUIP/BSE~~ ~~SHP A/M ENG I & R~~	~~211-157~~ ~~442-758~~
CATEGORY	~~[illegible]~~ ~~144 / STORAGE H COVERED~~	~~211-157~~ ~~442-758~~
REMARKS	~~SHOP/ GRND/ SUPP/ EQUIP SHP AGE~~ ~~SHOP/GRND/POWRD/EQUIP~~	~~218-712~~
	21 MAINTENANCE FACILITIES	~~218-712~~
	Permanently redesignated effective 30 Sep 60 - Hq 8AF Ind to Ltr, 306 Cmbt Supp Gp of 26 Sep 60.	

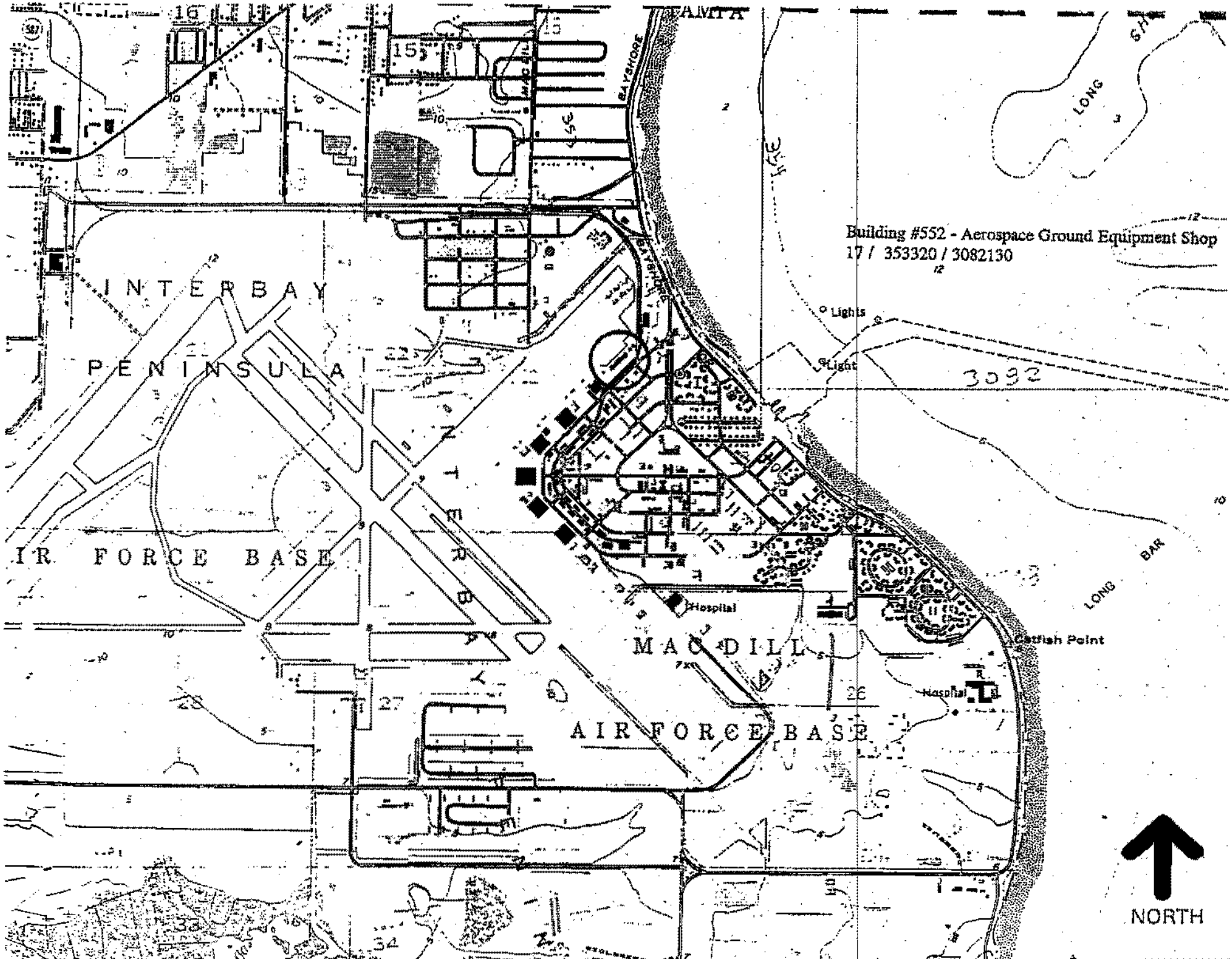
UCHER NO.	DATE	DESCRIPTION	DATE COMPLETED	AREA UNIT AMOUNT	AREA UNIT TOTAL	COST		TOTAL COST	
2-210	12 Apr 62	Brt Fwd from 52003-11, Retired	1945	9,728 SF	9,728 SF	31,069	34	31,069	34
-223	16 Apr 62	Instl 2 switches, w/o 451-62	15Feb62			174	44	31,243	78
3-228	12 Feb 63	Instl 4 Fluro Fixts, 10" exhst fan, 24 Receptacles, w/o 2063-63	4 Dec 62			367	18	31,610	96
3-228	12 Feb 63	Constr dark room w/benches & shelvings, w/o 2063-63	4 Dec 62			253	21	31,864	17
36-66	2 Sep 65	Instl compressor, air, Worthington; w/o 3846-5	11 Mar 65			6,223	00	38,087	17
		BALANCES FORWARDED			9,728 SF			$ 38,087	17

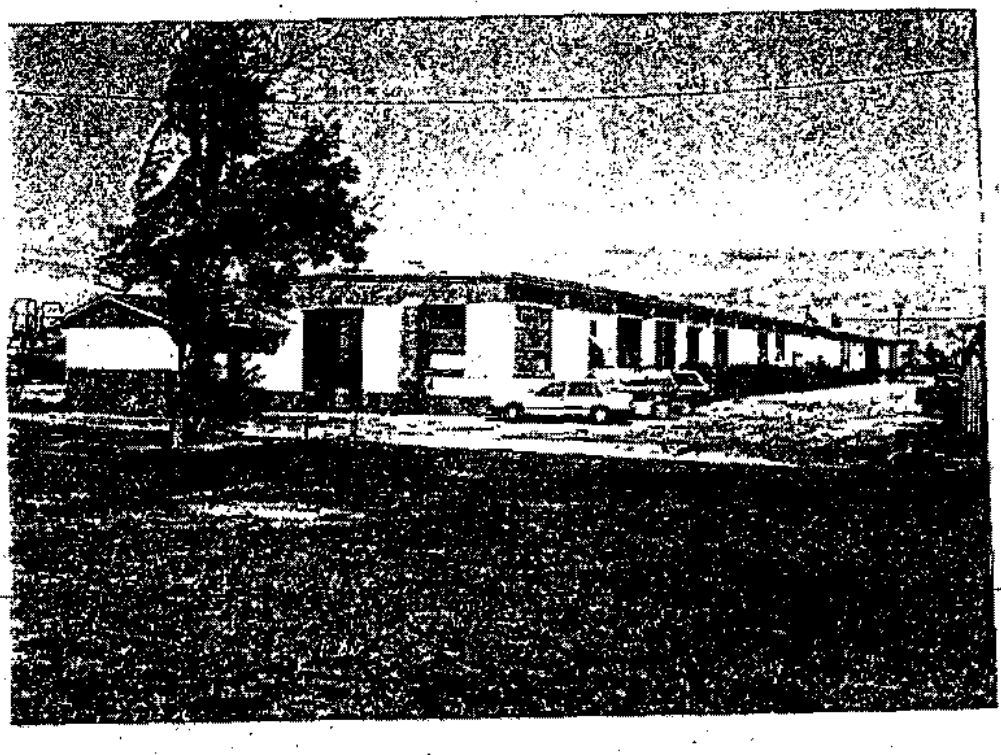
FORM 1430 15 JUN 56 REPLACES DA FORM 5-47. 1 NOV 45 WHICH IS OBSOLETE IN THE USAF.

REAL PROPERTY ACCOUNTABLE RECORD - BUILDINGS

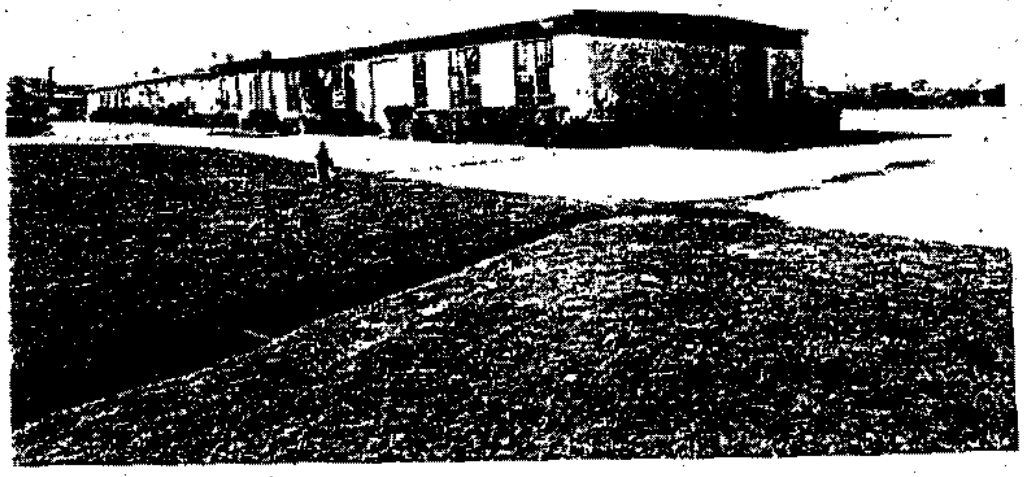
OUCHER NO.	DATE	DESCRIPTION	DATE COMPLETED	AREA UNIT AMOUNT	AREA UNIT TOTAL	COST	TOTAL COST
552		BALANCES FORWARDED			9,728 SF		$ 38,087 17
3-67	1 Jul 66	Cost Acct chg - Adv chg AFM 170-5	1 Jul 66				38,087 17
35-68	15 Nov 67	Constr addn & alter interior, FY-66 MCP, Contr DA-08-123-ENG-5826	1 Feb 67	7,488	17,216	134,363 00	172,450 17
169-68	15 May 68	Remove elec wtr cooler, W/O # 3559-8	1 Mar 68			(94 89	172,355 28
7-69	15 Aug 68	Instl low pressure outlets in 552; W/O 7161-7	18 Jun 68			1,099 22	173,454 50
)-69	15 Oct 68	Remove exhaust system, W/O # 3706-8	18 Apr 68			(317 28)	173,137 22
31-69	15 Oct 68	Remove 440 volt Transformer and breakers, W/O 3726-8	6 Aug 68	6,976		(95 24)	173,041 98
133-69	15 Feb 69	Adjust to reflect record drawings;	15 Feb 69	(512)	16,704 SF		173,041 98
		Accountable data summarized on Voucher No 700524 Dated converted to BRAMS					
18-70	30 Jun 70	Chg in utilization fm 218-712 to 211-157 AF Fm 123 appr Base Cmdr	11 Jun 70		16,704 SF		173,041 98
17-72	9 Aug 71	Instl exhast fan & air intake filter Assembly, W/O #81401	14 May 71			348 10	173,390 08
		BALANCES FORWARDED					

GPO 910399


Building #552 - Aerospace Ground Equipment Shop
17 / 353320 / 3082130
INTERBAY
PENINSULA
AIR FORCE BASE
MACDILL
AIR FORCE BASE
Hospital
Hospital
Catfish Point
LONG BAR
Lights
Light
3092
NORTH



South Corner



East Corner

further architectural work involving additions, removals, and/or alterations should be done in full accordance with the Secretary of Interior's Standards for Rehabilitation.

BUILDING 523: Building 523 is eligible for listing in the National Register as part of the MacDill Field Historic District. It is associated with the World War II construction and development of the Base and the military training effort, and its architecture reflects its historic period and function. Building 523 is one of the few high-style Mediterranean Revival style structures originally built on the Base, and is one of three relatively intact duplex structures in the historic district. Minor changes include a kitchen addition to the rear and the closure of porches. However, the duplex retains most of its architectural features such as arched openings, massing, and general interior layout. Building 523 should be preserved and further architectural work involving additions, removals, and/or alterations should be done in full accordance with the Secretary of Interior's Standards for Rehabilitation.

BUILDING 527: Building 527 is one of the more uniquely massed structures on the Base, and is eligible for listing in the National Register as part of the MacDill Field Historic District. It is associated with the World War II construction and development of the Base and the military training effort, and its architecture reflects its historic period and function. Building 527 also is one of the few buildings on Base that retains most of its interior and exterior integrity. The arched garage door openings, cross gable end detail, and original picture window all contribute to its unique architectural character. It is also the only historic structure designed by an off-Base entity--in this case the Standard Oil Company of Louisville, Kentucky. Building 527 should be preserved and further architectural work involving additions, removals, and/or alterations should be done in full accordance with the Secretary of Interior's Standards for Rehabilitation.

BUILDING 552: Building 552 still maintains enough of its architectural integrity to be eligible for listing in the National Register as part of the MacDill Field Historic District. It is associated with the World War II construction and development of the Base and the military training effort, and its architecture reflects its historic period and function. While it is of common type and design (a warehouse), it is peculiar to the place, and is a surviving example of historic resources that have been lost in Florida and across the country. In 1967 the building was lengthened, but the addition is compatible with the original structure. Although the interior has been modified into a repair shop, most of its exterior architectural features remain intact. The building retains its shallow gable roof, large industrial windows, and articulated bays of the original structure. Building 552 should be preserved and further architectural work involving additions, removals, and/or alterations should be done in full accordance with the Secretary of Interior's Standards for Rehabilitation.

Bldg. Number	Bldg. Name	HABS Level	NR elig. Indiv.	NR elig. District	NOT elig.
0527	Vehicle Shop	III		X	
0537	Temporary Offices	MODERN BUILDING--NOT INCLUDED			
0552	Storage Fac.	III		X	
0731	Storage Fac.	II		X	
0927	Water Pump Station	III		X[4]	
0928	Water Pump Station	III		X[4]	
1050	Maintenance Shop	III		X[4]	

NOTES

1. Buildings 25 and 41 were not part of this project, but in the course of our research were determined to be historic and potentially significant in historic association and/or architecture. Building 25 was later determined to have been built past the scope of this project, and thus would not be eligible as part of the MacDill Field Historic District.

2. Building 184 was originally surveyed briefly by Engineering-Science. This building was added to this list due to its scheduled demolition in 1993.

3. Building 205 requires further study to determine if it is eligible individually on the basis of historic significance. It was not eligible architecturally but is eligible as part of the historic district.

4. These buildings, due to their relative isolation from the other historic structures, should be included in the historic district through a Multiple Property process.

5. The architectural integrity of Building 397 (Officers' Club) had been significantly compromised through modern renovations and additions. Therefore it was not a strong candidate for individual listing in the National Register.

6. Level I HABS drawings were completed of a representative type of both the General's Loop and NCO housing complexes due to the similar design of the buildings of each complex. Each of the NCO houses retained their architectural integrity. However, two of the Generals' Loop houses had been somewhat compromised by additions: Building 401 contained a fairly sympathetic kitchen addition but the entire front elevation of Building 403 had been compromised with a full length one-story addition. However, the feel of a historic district is still present, even with the additions.

BLDG NO.	APPEARANCE/ INTEGRITY	STRUCTURAL SYSTEM	LIMITATIONS/ PROBLEMS	REHABILITATION POTENTIAL
0523	Excellent	Concrete	Minor	Good
Duplex is small by today's standards; too close to flight line; noisy; isolated from rest of the base residential areas				
0527	Good	Concrete	Moderate	Good
Bldg not very adaptable for offices; could be used for vehicle maintenance				
0537	N/A	N/A	N/A	N/A
Bldg #537 was deleted from the original survey list				
0552	Fair	Concrete & Wood	Moderate	Good
Bldg can be adapted for maintenance, offices and/or storage; insufficient HVAC system; lacks handicap accessibility; close to flight line				
0731	Fair	Concrete Block	Minor	Good
Bldg can be adapted for offices and/or storage; lacks windows & handicap accessibility				
0927	Good	Wood	Major	Average
Bldg should remain a Water Pump House; due to machinery, interior lacks flexibility to be use for offices/storage				
0928	Good	Wood	Major	Average
Bldg too small to be used for anything other than a Water Pump House				
1050	Good	Concrete	Moderate	Good
Limited office potential; works well for maintenance & shop purposes; lacks handicap access; interior space not very flexible				

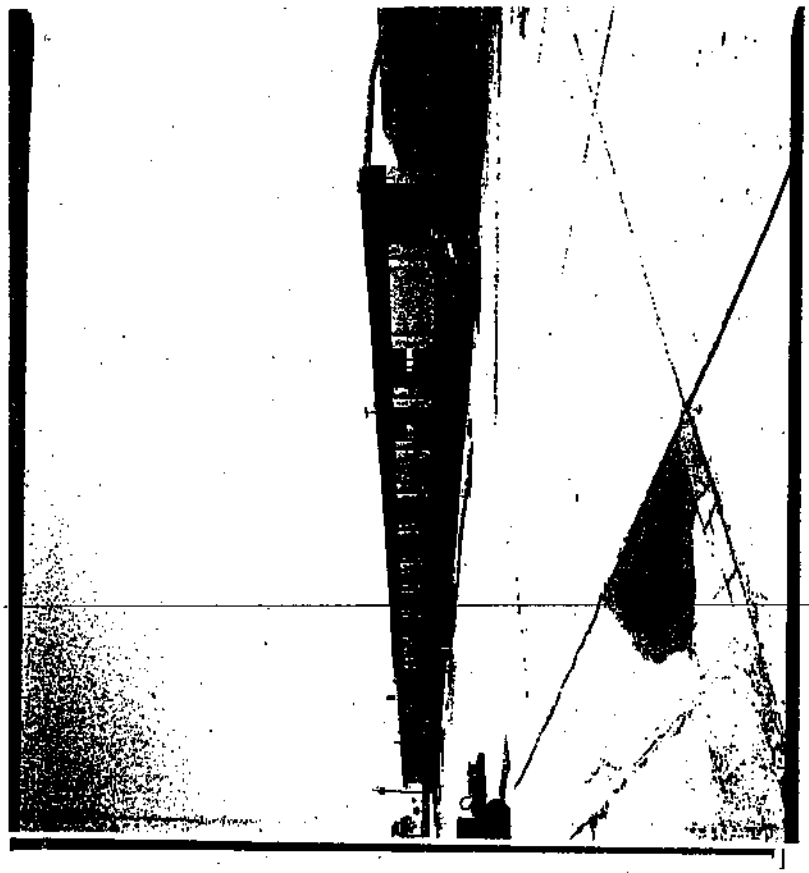
Notes:
1. Prior to any site and/or ground disturbance, an archaeological survey must be conducted to assess potentially significant remains.
2. All structures should be reviewed by an architect and/or engineer prior to any construction.

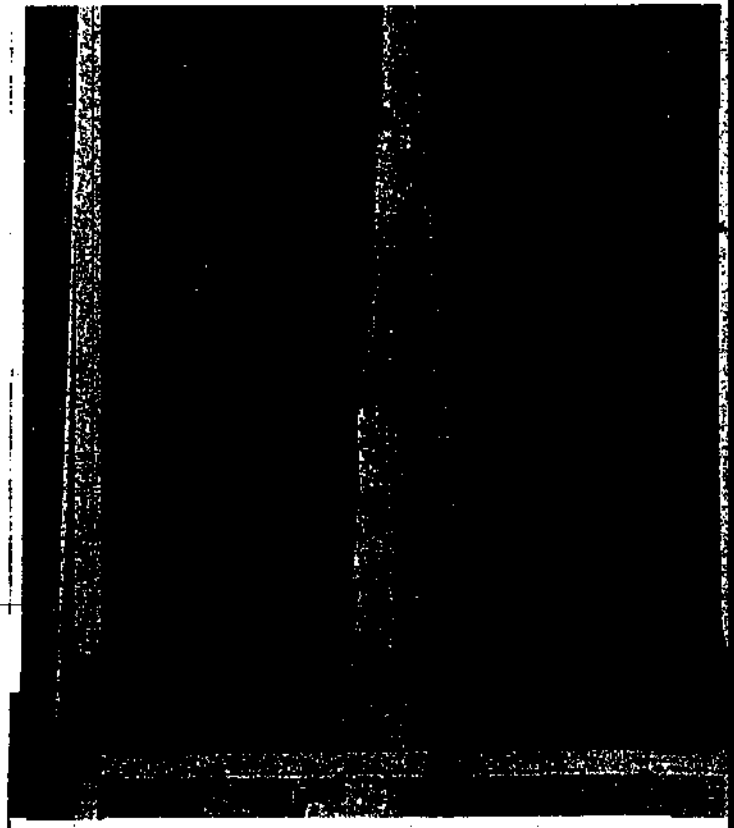
MacDill Air Force Base,
Supply and Equipment Warehouse (Building No. 552)
7409 Hangar Loop Drive
Tampa
Hillsborough County
Florida

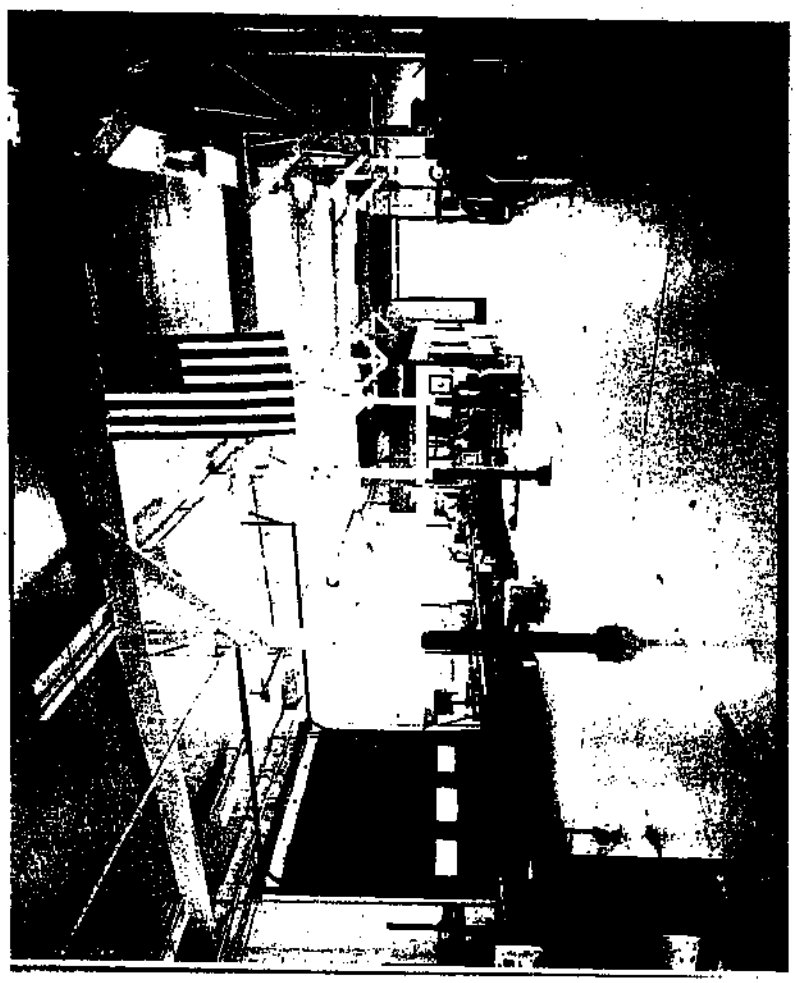
HABS No. FL-384-AU

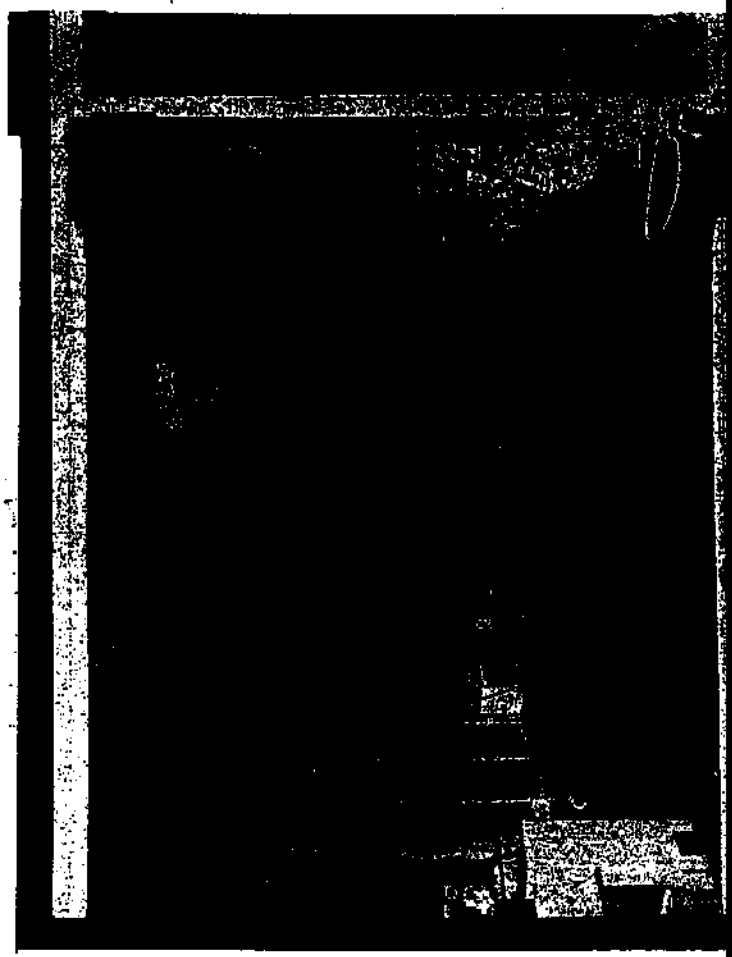
PHOTOGRAPHS

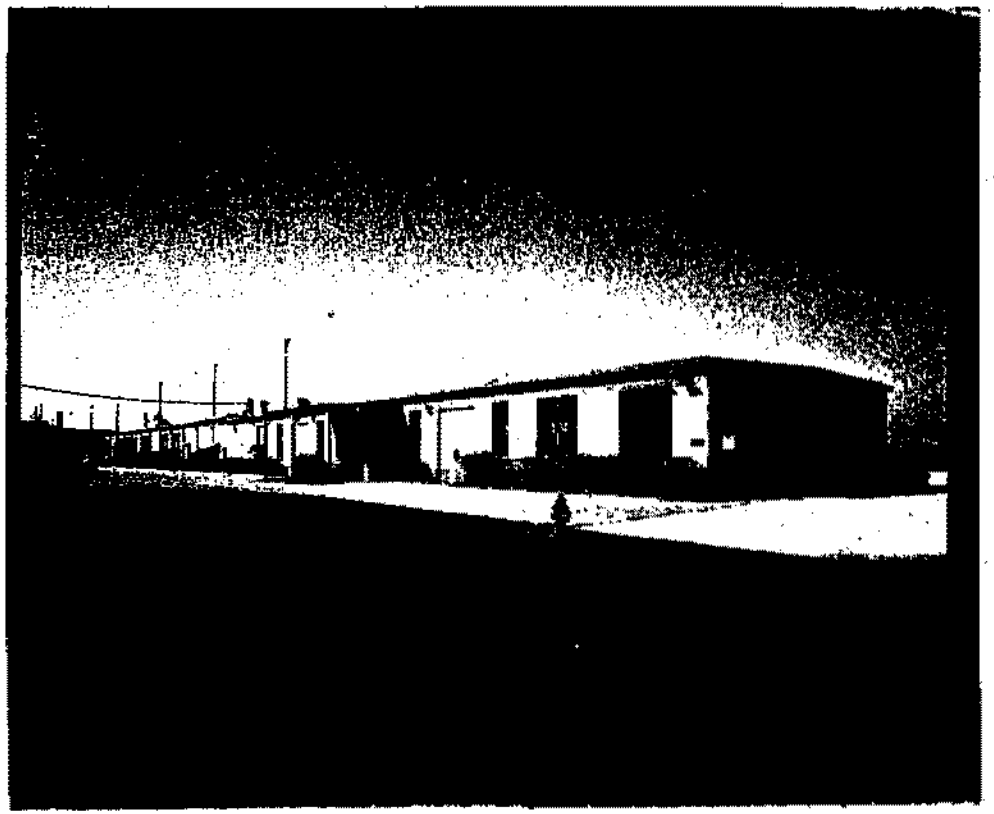
Historic American Building Survey
National Park Service
Southeast Region
Department of the Interior
Atlanta, Georgia 30303

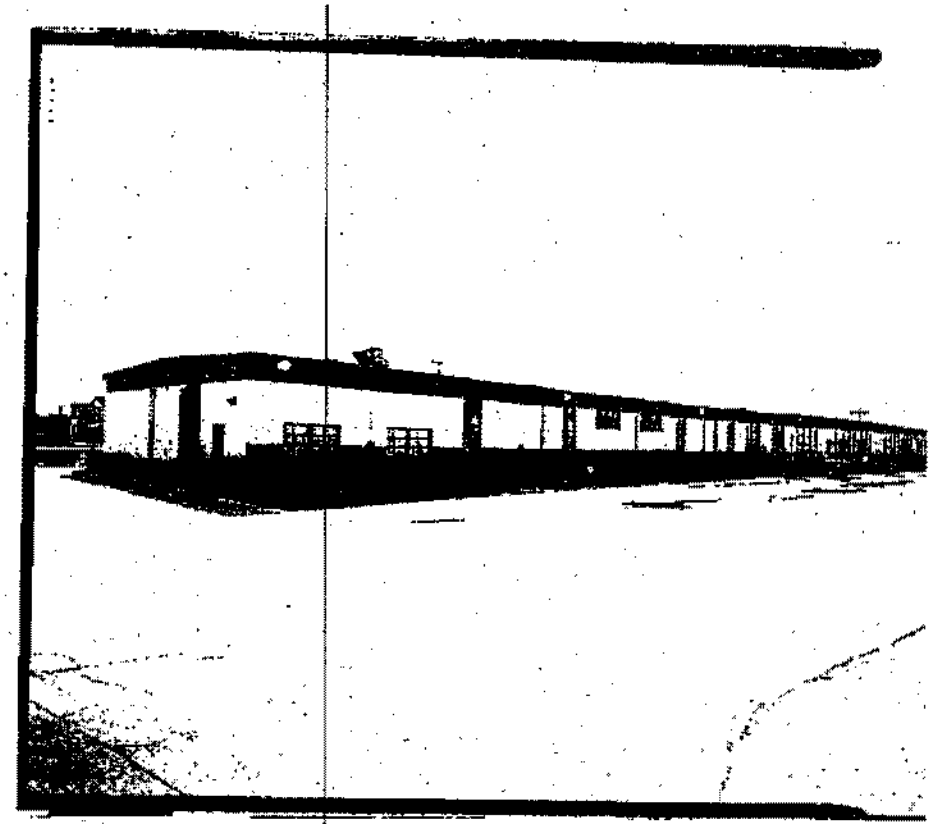


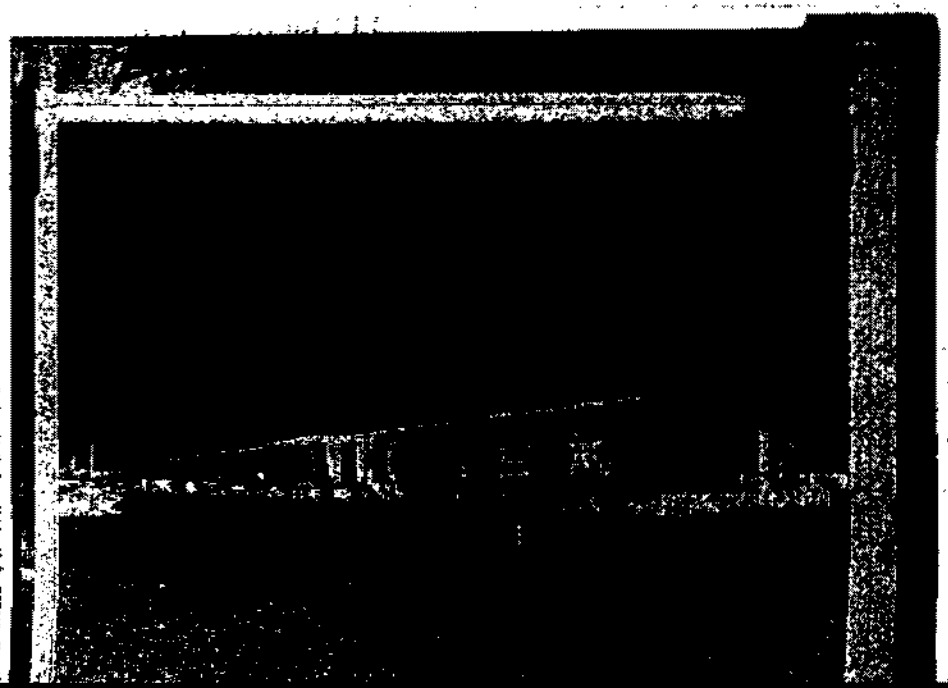


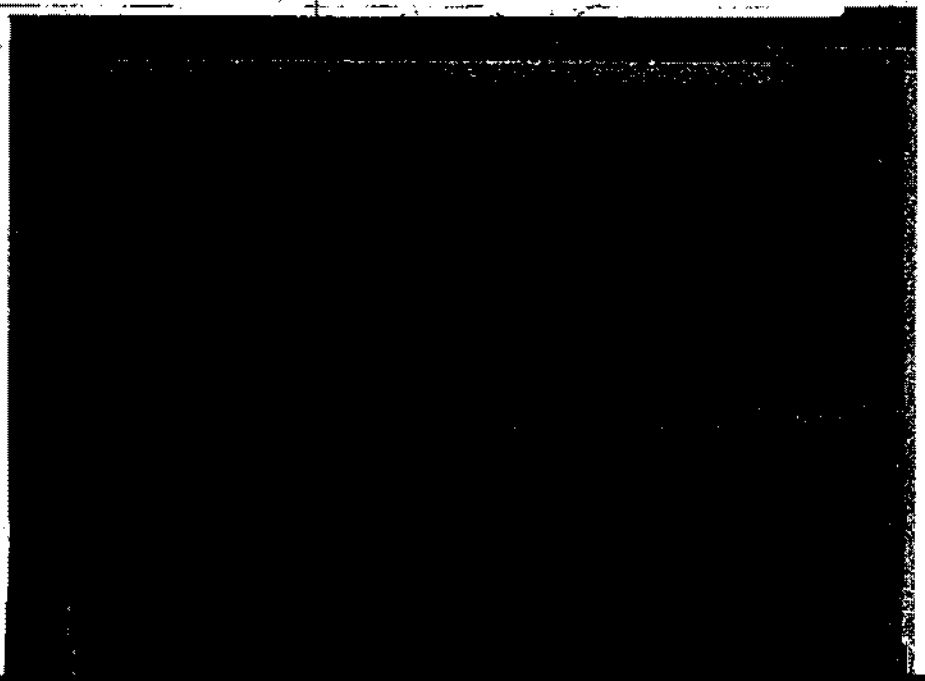


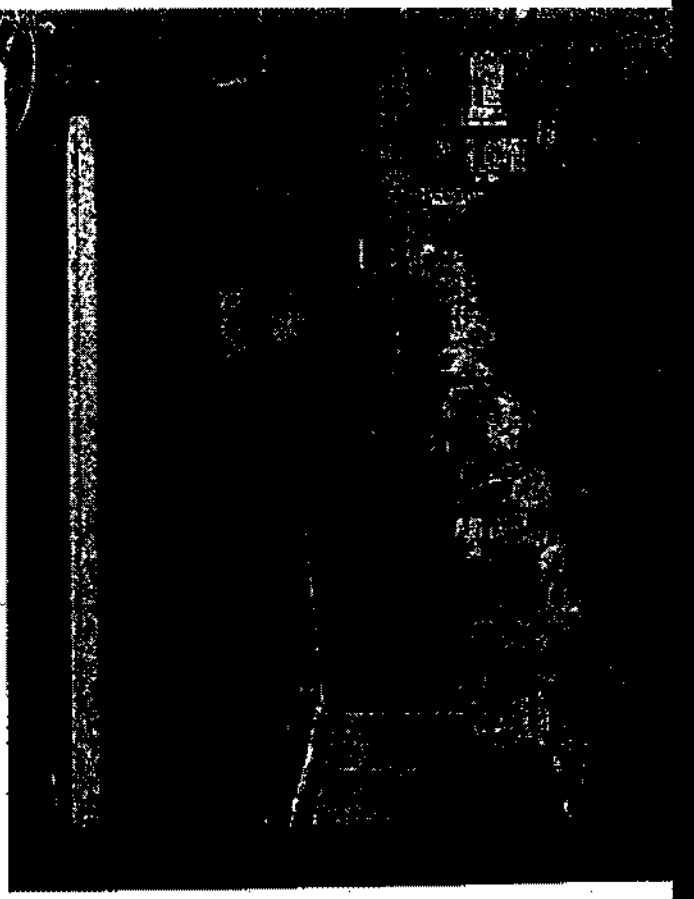


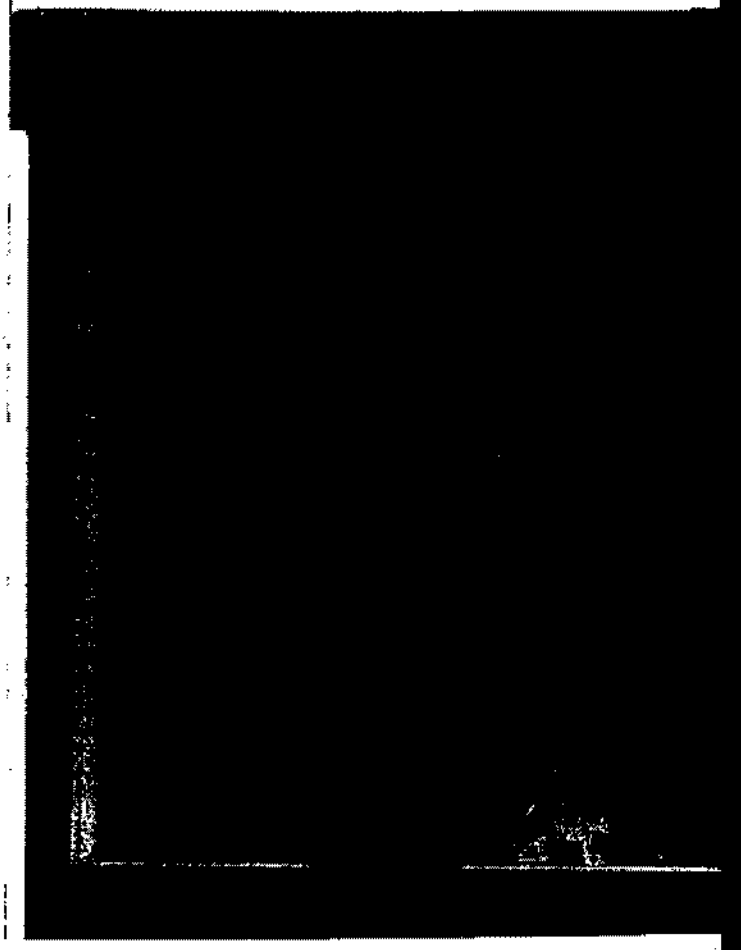


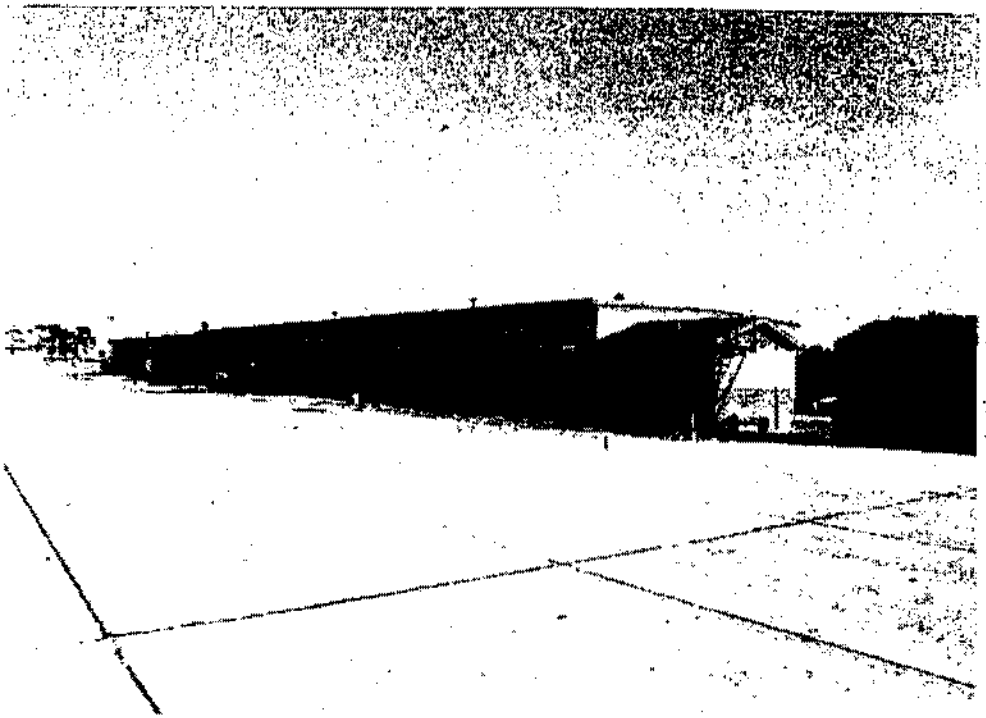












Building 552 - Aerospace Ground Equipment Shop
MacDill Air Force Base, Florida
December, 1993

FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF HISTORICAL RESOURCES

Colonel Donald J. Halpin
Department of the Air Force
6th Air Mobility Wing
8202 Hangar Loop Drive, Suite 1
MacDill AFB, Florida 33621

March 14, 2005

RE: DHR Project File Number: 2003-6011-E
Memorandum of Agreement (MOA) for the Renovation of Building 552 Air Ground Equipment Facility, MacDill Air Force Base, Hillsborough County

Dear Colonel Halpin:

In accordance with the procedures contained in 36 CFR Part 800, this office reviewed and signed the original copy of the referenced Memorandum of Agreement. We are returning the signed original copy of the Agreement, and retaining a photocopy for our files. Please accept our apology for the delay in our return of the document.

If you have any questions concerning our comments, please contact Scott Edwards, Historic Preservationist, by electronic mail *sedwards@dos.state.fl.us*, or at 850-245-6333 or 800-847-7278.

Sincerely,

Frederick P. Gaske

Frederick Gaske, Director, and
State Historic Preservation Officer

500 S. Bronough Street • Tallahassee, FL 32399-0250 • http://www.flheritage.com

☐ Director's Office (850) 245-6300 • FAX: 245-6435
☐ Archaeological Research (850) 245-6444 • FAX: 245-6436
☑ Historic Preservation (850) 245-6333 • FAX: 245-6437
☐ Historical Museums (850) 245-6400 • FAX: 245-6433
☐ Palm Beach Regional Office (561) 279-1475 • FAX: 279-1476
☐ St. Augustine Regional Office (904) 825-5045 • FAX: 825-5044
☐ Tampa Regional Office (813) 272-3843 • FAX: 272-2340

MEMORANDUM OF AGREEMENT

WHEREAS, MacDill Air Force Base (AFB) has determined that the renovation of Building #552, a contributing structure in the proposed MacDill Field Historic District, will have an adverse effect on that structure, and has consulted with the Florida State Historic Preservation Officer (SHPO) pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f);

NOW, THEREFORE, MacDill AFB and SHPO agree that the undertaking shall be implemented in accordance with the following stipulation in order to take into account the effect of the undertaking on historic properties.

Stipulations

MacDill AFB will ensure that the following measures are carried out:

1. MacDill AFB shall submit a copy of Historic American Building Survey Level III documentation for Building No. 552 to the Florida SHPO.

Execution of this Memorandum of Agreement by MacDill AFB and the Florida SHPO and implementation of its terms are evidence that MacDill AFB has afforded the Council an opportunity to comment on the demolition and its effect on historic properties, and that MacDill AFB has taken into account the effects of the undertaking on historic properties.

By: _____ Date: 17 Aug 2004
6 AMW/CC

By: Frederick P. Gaske Date: August 23, 2004
Florida State Historic Preservation Officer

DHR Project File No. 2003-6011-E

APPENDIX D

AIR EMISSION CALCULATIONS FOR PROJECT

Construction Site Air Emissions
Combustive Emissions of ROG, NOx, SO2, CO and PM10 Due to Construction

1-Nov-04

Input:

Total Building Area:	14,400	ft²	Include summary of construction SF here, very brief
Total Paved Area:	4,200	ft²	
Total Disturbed Area:	0.4	acres	
Construction Duration:	1.2	years	
Annual Construction Activity:	206	days/yr	

Results:[Average per Year Over the Construction Period]

	ROG	NOx	SO2	CO	PM10
Emissions, lbs/day	12.97	21.51	1.04	19.69	1.63
Emissions, tons/yr	1.34	2.22	0.11	2.03	0.17

Calculation of Unmitigated Emissions

Summary of Input Parameters

	ROG	NOx	SO2	CO	PM10
Total new acres disturbed:	0.41	0.41	0.41	0.41	0.41
Total new acres paved:	0.10	0.10	0.10	0.10	0.10
Total new building space, ft²:	14,400	14,400	14,400	14,400	14,400
Total years:	1.20	1.20	1.20	1.20	1.20
Area graded, acres in 1 yr:	0.34	0.34	0.34	0.34	0.34
Area paved, acres in 1 yr:	0.08	0.08	0.08	0.08	0.08
Building space, ft² in 1 yr:	12,000	12,000	12,000	12,000	12,000

Annual Emissions by Source (lbs/day)

	ROG	NOx	SO2	CO	PM10
Grading Equipment	0.1	0.6	0.0	0.1	0.1
Asphalt Paving	0.0	0.0	0.0	0.0	0.0
Stationary Equipment	2.0	1.6	0.1	0.4	0.1
Mobile Equipment	1.9	19.3	0.9	19.2	1.4
Architectural Coatings (Non-Res)	8.9	0.0	0.0	0.0	0.0
Total Emissions (lbs/day):	13.0	21.5	1.0	19.7	1.6

12/14/2004

Emission Factors
Reference: Air Quality Thresholds of Significance, SMAQMD, 1994.

Source	SMAQMD Emission Factor				
	ROG	NOx	SO2 *	CO *	PM10
Grading Equipment	2.50E-01 lbs/acre/day	1.60E+00 lbs/acre/day	0.11 lbs/acre/day	0.35 lbs/acre/day	2.80E-01 lbs/acre/day
Asphalt Paving	2.62E-01 lbs/acre/day	NA	NA	NA	NA
Stationary Equipment	1.68E-04 lbs/day/ft²	1.37E-04 lbs/day/ft²	9.11E-06 lbs/day/ft²	2.97E-05 lbs/day/ft²	8.00E-06 lbs/day/ft²
Mobile Equipment	1.60E-04 lbs/day/ft²	1.61E-03 lbs/day/ft²	7.48E-05 lbs/day/ft²	0.0016 lbs/day/ft²	1.20E-04 lbs/day/ft²
Architectural Coatings (Non-Res)	8.15E-02 lbs/day/ft	NA	NA	NA	NA

* Factors for grading equipment and stationary equipment are calculated from AP-42 for diesel engines using ratios with the NOx factors.
Factors for mobile equipment are calculated from ratios with Mobile5a 2001 NOx emission factors for heavy duty trucks for each site.

Construction Site Air Emissions
Combustive Emissions of ROG, NOx, SO2, CO and PM10 Due to Construction

12/14/2004

1-Nov-04

Input:

Total Building Area:	15,840	ft²	Include summary of demolition SF and construction SF here, very brief
Total Paved Area:	4,620	ft²	
Total Disturbed Area:	0.5	acres	
Construction Duration:	1.2	years	
Annual Construction Activity:	206	days/yr	

Results:[Average per Year Over the Construction Period]

	ROG	NOx	SO2	CO	PM10
Emissions, lbs/day	13.81	23.67	1.15	21.66	1.80
Emissions, tons/yr	1.42	2.44	0.12	2.23	0.18

Calculation of Unmitigated Emissions

Summary of Input Parameters

	ROG	NOx	SO2	CO	PM10
Total new acres disturbed:	0.45	0.45	0.45	0.45	0.45
Total new acres paved:	0.11	0.11	0.11	0.11	0.11
Total new building space, ft²:	15,840	15,840	15,840	15,840	15,840
Total years:	1.20	1.20	1.20	1.20	1.20
Area graded, acres in 1 yr:	0.38	0.38	0.38	0.38	0.38
Area paved, acres in 1 yr:	0.09	0.09	0.09	0.09	0.09
Building space, ft² in 1 yr:	13,200	13,200	13,200	13,200	13,200

Annual Emissions by Source (lbs/day)

	ROG	NOx	SO2	CO	PM10
Grading Equipment	0.1	0.6	0.0	0.1	0.1
Asphalt Paving	0.0	0.0	0.0	0.0	0.0
Stationary Equipment	2.2	1.8	0.1	0.4	0.1
Mobile Equipment	2.1	21.3	1.0	21.1	1.6
Architectural Coatings (Non-Res)	9.4	0.0	0.0	0.0	0.0
Total Emissions (lbs/day):	13.8	23.7	1.1	21.7	1.8

12/14/2004

Emission Factors
Reference: Air Quality Thresholds of Significance, SMAQMD, 1994.

Source	SMAQMD Emission Factor				
	ROG	NOx	SO2 *	CO *	PM10
Grading Equipment	2.50E-01 lbs/acre/day	1.60E+00 lbs/acre/day	0.11 lbs/acre/day	0.35 lbs/acre/day	2.80E-01 lbs/acre/day
Asphalt Paving	2.62E-01 lbs/acre/day	NA	NA	NA	NA
Stationary Equipment	1.68E-04 lbs/day/ft²	1.37E-04 lbs/day/ft²	9.11E-06 lbs/day/ft²	2.97E-05 lbs/day/ft²	8.00E-06 lbs/day/ft²
Mobile Equipment	1.60E-04 lbs/day/ft²	1.61E-03 lbs/day/ft²	7.48E-05 lbs/day/ft²	0.0016 lbs/day/ft²	1.20E-04 lbs/day/ft²
Architectural Coatings (Non-Res)	8.15E-02 lbs/day/ft	NA	NA	NA	NA

* Factors for grading equipment and stationary equipment are calculated from AP-42 for diesel engines using ratios with the NOx factors.
Factors for mobile equipment are calculated from ratios with Mobile5a 2001 NOx emission factors for heavy duty trucks for each site.

APPENDIX E

ERP SITE SUMMARIES

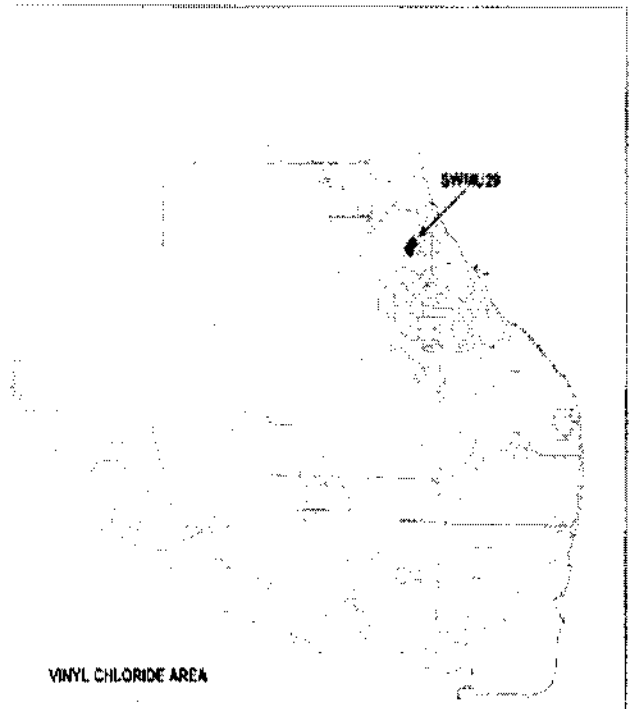
FOR

SOLID WASTE MANAGEMENT UNIT (SWMU) 29 & 61, SITE 38

Site Summary for SWMU29

Environmental Restoration Program, MacDill AFB, FL

Site ID:	SWMU29
Site Name:	Age Building, Vinyl Chloride Inves
Air Force ID:	OT029
Regulatory Program:	RCRA
Air Force Program:	IRP
Current Phase:	NFA
Site Status:	No Further Action
Relative Risk:	No Risk
Site Closure:	12/11/1997



SWMU29

Primary Contaminants of Potential Concern

Groundwater:	Vinyl chloride
Soils:	None Identified
Surface water:	None Identified
Sediments:	None Identified
Buildings/structures:	None Identified

Physical Setting

This area is at the northeastern section of the base, adjacent to the Aerospace Ground Equipment (AGE) building.

Narrative

Since the 1940s, it has been used for aircraft cleaning and maintenance, including the cleaning of aircraft parts. This site was previously validated as site OT-27. Site 29 has been incorporated into the investigation of SWMU61, the Chlorinated Solvent Plume.

Summary of Activities to Date

Started	Completed	Category	Activity or Milestone
10/1/1996	10/1/1996	Document Submittal	RFI Report

Government Contact

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Email: anthony.gennaro@macdill.af.mil

Contractor on Site

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Greenville , SC 29615
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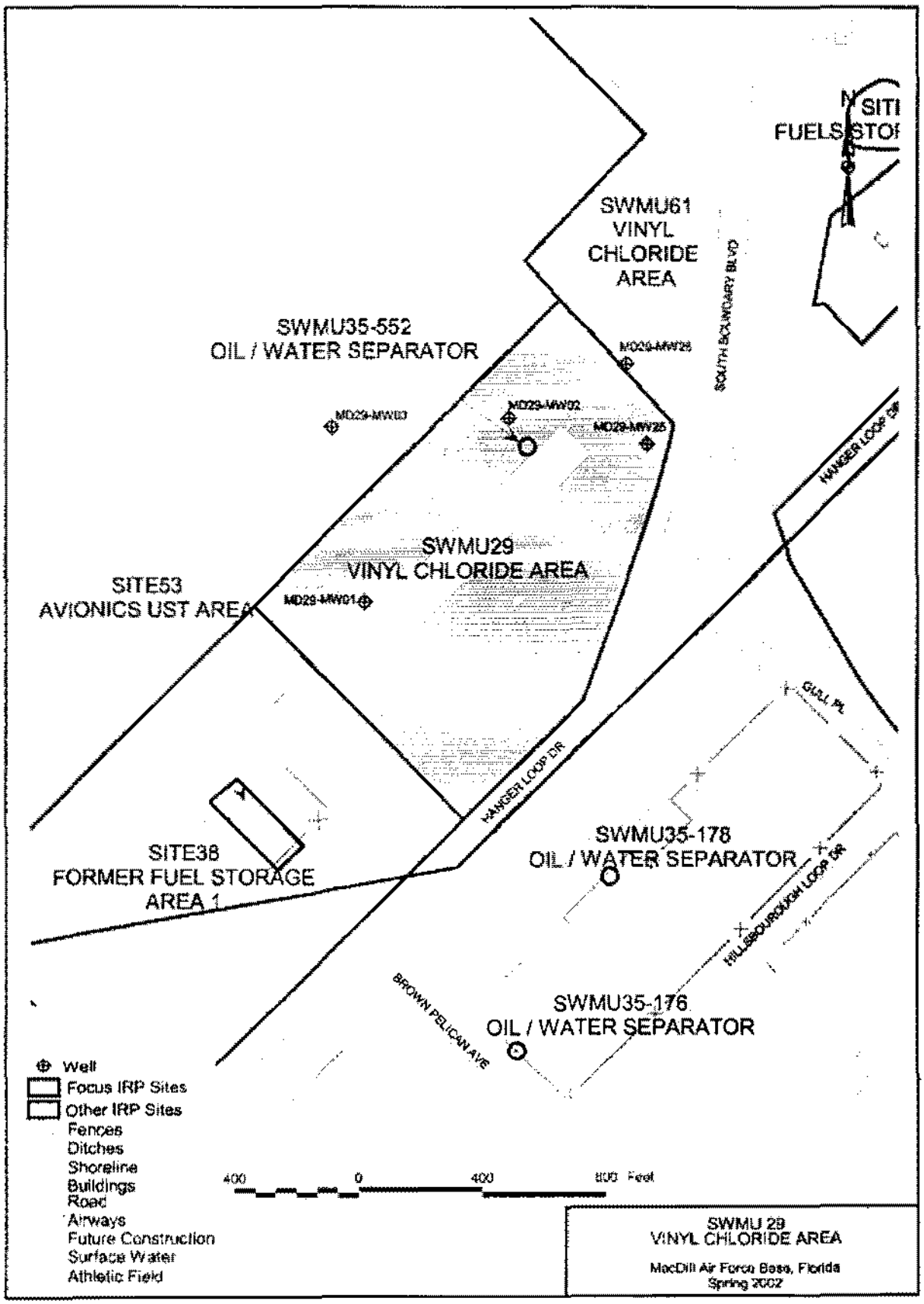
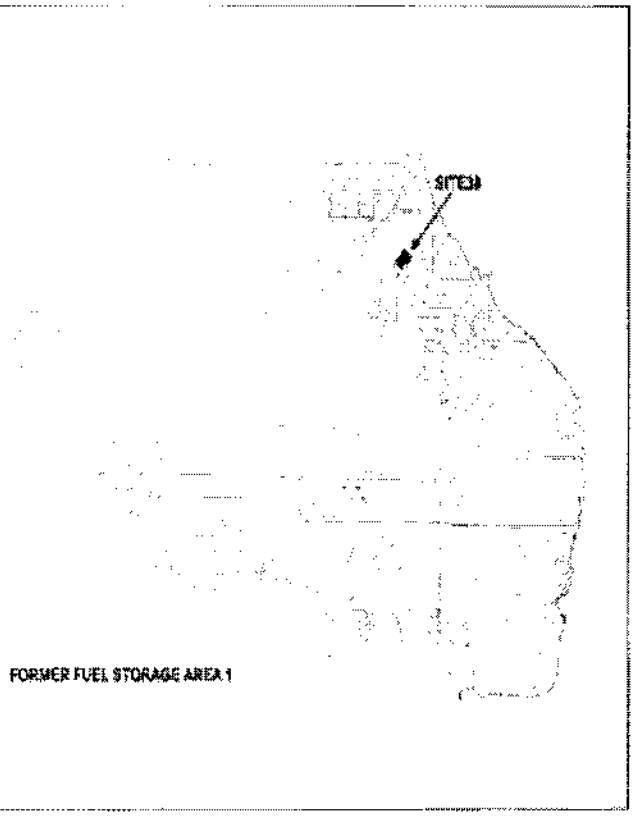
Fax: (864)234-3069
Email: gregg_branham@earthtech.com


SWMU61
VINYL
CHLORIDE
AREA
SOUTH BOUNDARY BLVD
SWMU35-552
OIL / WATER SEPARATOR
MD29-MW26
MD29-MW03
MD29-MW02
MD29-MW25
HANGER LOOP DR
SWMU29
VINYL CHLORIDE AREA
SITE53
AVIONICS UST AREA
MD29-MW01
GULL PL
HANGER LOOP DR
SWMU35-178
OIL / WATER SEPARATOR
SITE38
FORMER FUEL STORAGE
AREA 1
HILLSBOROUGH LOOP DR
BROWN PELICAN AVE
SWMU35-176
OIL / WATER SEPARATOR
Well
Focus IRP Sites
Other IRP Sites
Fences
Ditches
Shoreline
Buildings
Road
Airways
Future Construction
Surface Water
Athletic Field
400
0
400
800 Feet
SWMU 29
VINYL CHLORIDE AREA
MacDill Air Force Base, Florida
Spring 2002

Site Summary for Site38

Environmental Restoration Program, MacDill AFB, FL

Site ID:	Site38
Site Name:	Former Fuel Storage Area 1 (Site A)
Air Force ID:	ST038
Regulatory Program:	Petroleum
Air Force Program:	IRP
Current Phase:	RA-O
Site Status:	Remedial Action in Place
Relative Risk:	No Risk
Site Closure:	12/31/2021 est.



Site38

Primary Contaminants of Potential Concern

Groundwater:	Trimethylbenzene, benene, ethylbenzene, tetrachloroethylene, toluene, vinylchloride, xylene (mixed)
Soils:	Petroleum hydrocarbons
Surface water:	None Identified
Sediments:	None Identified
Buildings/structures:	None Identified

Physical Setting

Site 38 is located in the flight line area just off of Hangar Loop Road. This site is the former Fuel Storage Area 1, a former UST farm. The site contains both grassed and paved areas and is relatively flat. The site also has an existing pump station which supplies JP-8 (formerly JP-4) and vehicular diesel (formerly unleaded gasoline) to vehicles on the flight apron.

Narrative

According to available information, the site was active from late 1940's to late 1950's. The site was a former UST

farm, previously used for the Base aqua fuel system. Aviation fuel was stored in eight 25,000-gallon USTs. The USTs, reportedly abandoned since the late 1950s, were removed from the ground in 1989. Three other USTs containing engine oil were discovered in 1990. One was excavated and the other two abandoned in place at that time. Site records indicate that a loss of approximately 700 gallons of leaded fuel occurred in 1986. Previous investigations at the site were conducted by Water and Air Research in 1984, Kirkner and Associates in 1986, and CH2M Hill in 1989. Groundwater analytical results indicate a contamination area (undissolved plume) encompassing approximately 3 acres. Contamination at the site is consistent with the Gasoline Analytical Group, as defined in Chapter 62-770, FAC. After contamination assessment, a remediation system, consisting of 14 recovery wells and a free product separation/groundwater treatment system, was installed in 1990 to remove floating product and treat contaminated groundwater. The ASTs, pump island, dispensing pumps, and transfer lines were replaced in 1997. During replacement of the ASTs, a large concrete underground structure was encountered and removed; 25 gallons of fuel was observed in the top of this structure. Groundwater monitoring and soil assessment has been and is being performed at this site. A dual phase extraction pilot study was performed in 1998. A Remedial Action Plan Addendum was developed in March 2000 and revised in late 2000. In 2001 installation of a dual phase extraction system was completed. Extracted groundwater is pretreated by air stripping prior to discharge of the water to the Base wastewater treatment plant. Extracted gaseous vapors initially were treated using a flare unit and later treated using a thermal oxidizer unit.

Summary of Activities to Date

Started	Completed	Category	Activity or Milestone
4/1/1989	4/1/1989	Document Submittal	CAR and RAP
12/1/1989	12/1/1989	Field Work	Tank and soil removal
9/1/1991	9/1/1991	Document Submittal	RAP modification
9/1/1995	9/1/1995	Document Submittal	Remedial Monitoring Annual Report
10/1/1996	10/1/1996	Document Submittal	Remedial monitoring annual report
5/1/1998	7/1/1998	Field Work	Dual-phase extraction pilot testing
9/1/1998	9/1/1998	Document Submittal	Remedial action plan addendum
3/1/2000	3/1/2000	Regulatory Correspondence	RAP Phase I
11/1/2000	11/1/2000	Regulatory Correspondence	RAP Revision
11/1/2000	3/1/2001	Field Work	Dual-phase extraction system completed
5/1/2001	4/30/2002	Document Submittal	Annual Operations and Monitoring Report
11/1/2001	11/1/2001	Field Work	Sampling monitoring wells
7/31/2002	7/31/2002	Document Submittal	Annual operations and monitoring report
11/26/2002	11/26/2002	Document Submittal	Quarterly groundwater sampling results
4/15/2003	4/15/2003	Document Submittal	Quarterly Tech Memo and monitoring data

Government Contact

MacDill AFB
Remedial Project Manager
Installation Restoration Program
MacDill AFB, FL 33621
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Contractor on Site

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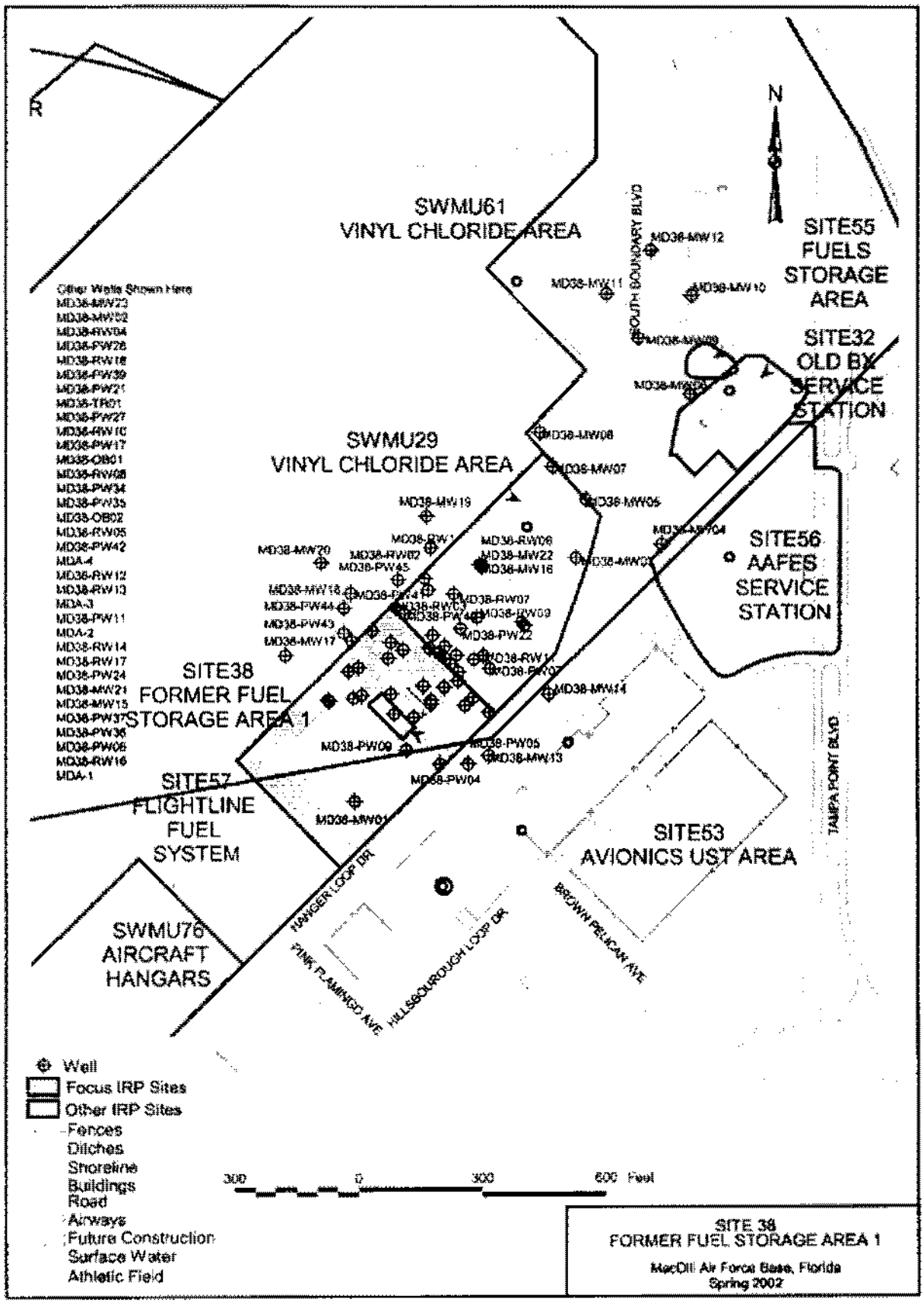
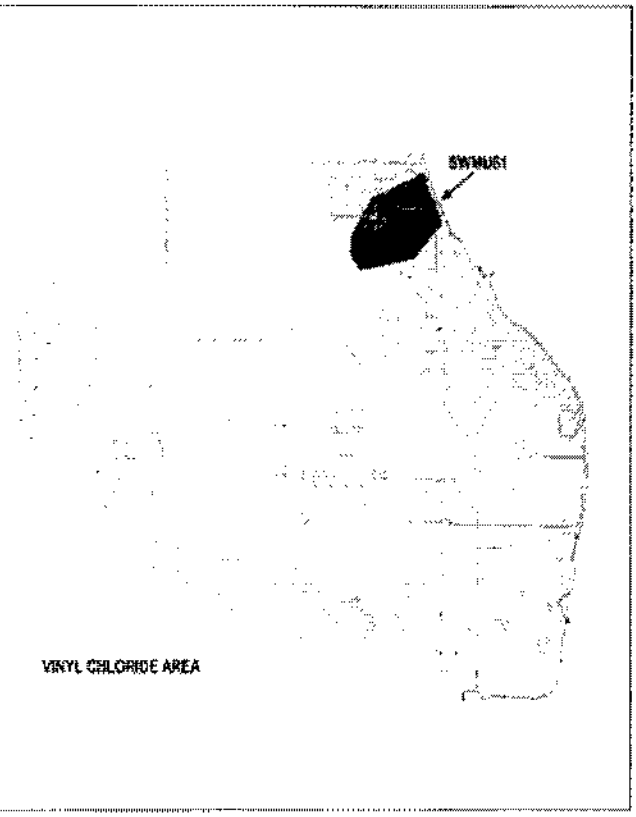

SWMU61
VINYL CHLORIDE AREA
SWMU29
VINYL CHLORIDE AREA
SITE38
FORMER FUEL
STORAGE AREA 1
SITE57
FLIGHTLINE
FUEL
SYSTEM
SWMU76
AIRCRAFT
HANGARS
SITE55
FUELS
STORAGE
AREA
SITE32
OLD BX
SERVICE
STATION
SITE56
AAFES
SERVICE
STATION
SITE53
AVIONICS UST AREA
SOUTH BOUNDARY BLVD
TAMPA POINT BLVD
HANGER LOOP DR
PINK FLAMINGO AVE
HILLSBOROUGH LOOP DR
BROWN PELICAN AVE
N
Other Wells Shown Here
MD38-MW23
MD38-MW02
MD38-RW04
MD38-PW28
MD38-RW18
MD38-PW39
MD38-PW21
MD38-TR01
MD38-PW27
MD38-RW10
MD38-PW17
MD38-OB01
MD38-RW08
MD38-PW34
MD38-PW35
MD38-OB02
MD38-RW05
MD38-PW42
MDA-4
MD38-RW12
MD38-RW13
MDA-3
MD38-PW11
MDA-2
MD38-RW14
MD38-RW17
MD38-PW24
MD38-MW21
MD38-MW15
MD38-PW37
MD38-PW36
MD38-PW08
MD38-RW16
MDA-1
Well
Focus IRP Sites
Other IRP Sites
Fences
Ditches
Shoreline
Buildings
Road
Airways
Future Construction
Surface Water
Athletic Field
300
0
300
600 Feet
SITE 38
FORMER FUEL STORAGE AREA 1
MacDill Air Force Base, Florida
Spring 2002

Site Summary for SWMU61

Environmental Restoration Program, MacDill AFB, FL

Site ID:	SWMU61
Site Name:	Chlorinated Solvent Plume
Air Force ID:	SS061
Regulatory Program:	RCRA
Air Force Program:	IRP
Current Phase:	RA-C
Site Status:	Remedial Action - Construction
Relative Risk:	High
Site Closure:	12/31/2021 est.



SWMU61

Primary Contaminants of Potential Concern

Groundwater:	Chlorinated VOCs, arsenic, and petroleum
Soils:	None Identified
Surface water:	None Identified
Sediments:	None Identified
Buildings/structures:	None Identified

Physical Setting

SWMU 61 is located in the northeast portion of the Base along the north apron of the flightline. The site is about 30 acres in size. SWMU 61 is bounded on the west by Kingfisher Avenue, and on the east by the Hillsborough Bay. To the north, the site is bounded by North Boundary Boulevard, while the southern extent is Florida Keys Avenue. The site includes an area which is approximately 14.25 million square feet.

Narrative

The initial presence of chlorinated solvents was mainly confirmed through previous investigations at Site 57 (Pumphouse 77) in 1993-1994, and at the AGE Building Vinyl Chloride area (SWMU 29) in 1993-1994. In

January 1998, SWMU 29 was formally incorporated in SWMU 61 investigations. Chlorinated VOCs were also detected in groundwater at Site 57, North Apron, which is located south of PH 77. The primary site contaminants at SWMU 61 include trichloroethylene (TCE), 1,2-dichloroethene (1,2-DCE), vinyl chloride, and 1,2-dichloroethane (1,2-DCA). The source of the VOCs, including TCE and two of its degradation products, 1,2-DCE and vinyl chloride, has not yet been determined. A RCRA Facility Investigation (RFI) Report was finalized in 1999. A groundwater monitoring program was initiated to evaluate MNA as a potential remedy for groundwater. Groundwater flow and transport modeling is currently being conducted. A Corrective Measures Study (CMS) for SWMU 61 will be performed following completion of the groundwater modeling efforts in 2002.

Summary of Activities to Date

Started	Completed	Category	Activity or Milestone
10/1/1994	10/1/1994	Document Submittal	Draft Vinyl Chloride Investigation Report
6/1/1998	6/1/1998	Document Submittal	Draft RFI
12/1/1998	12/1/1998	Document Submittal	Groundwater monitoring plan
1/1/1999	1/1/2000	Document Submittal	Annual Monitoring Report
10/1/1999	10/1/1999	Document Submittal	RFI Report
10/1/1999	10/1/1999	Field Work	Risk Assessment
11/16/1999	11/16/1999	Regulatory Correspondence	EPA letter
4/28/2000	4/28/2000	Document Submittal	Annual Monitoring Report
4/28/2001	4/28/2001	Document Submittal	Annual Monitoring Report
2/7/2003	2/7/2003	Document Submittal	Treatability Study Work Plan Revision 1
2/26/2003	2/26/2003	Document Submittal	Final Comprehensive Groundwater Sampling Work Plan Revision 2
3/4/2003	3/4/2003	Document Submittal	Groundwater Flow Modeling Report
3/21/2003	3/24/2003	Document Submittal	Basewide Water Level Measurement Effort: Rev. 0
4/18/2003	4/18/2003	Regulatory Correspondence	EPA letter
4/18/2003	4/18/2003	Regulatory Correspondence	DEP Letter.

Government Contact

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MacDill AFB
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Installation Restoration Program
MacDill AFB, FL 33621
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Phone: (813)828-0764

Contractor on Site

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MacDill AFB, FL 33621
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Earth Tech
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Greenville , SC 29615
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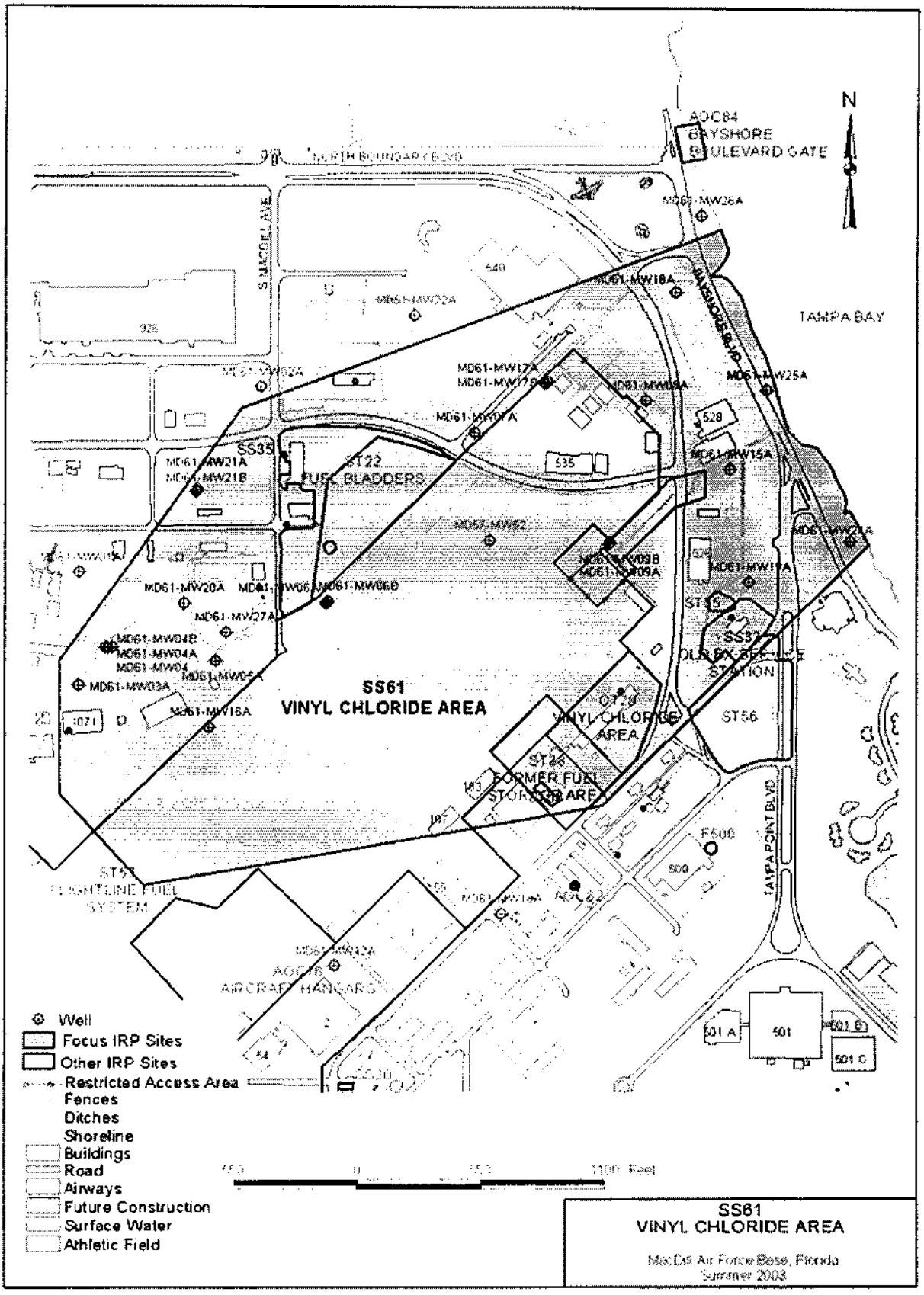
Phone: (864)234-3583


N
AOC84
BAYSHORE BOULEVARD GATE
NORTH BOUNDARY BLVD
S MACDILL AVE
TAMPA BAY
BAYSHORE BLVD
MD61-MW26A
MD61-MW18A
MD61-MW25A
MD61-MW17A
MD61-MW17B
MD61-MW16A
MD61-MW19A
MD61-MW15A
MD61-MW21A
MD61-MW21B
SS35
ST22
FUEL BLADDERS
MD57-MW52
MD61-MW09B
MD61-MW09A
MD61-MW20A
MD61-MW06A
MD61-MW06B
MD61-MW27A
MD61-MW04B
MD61-MW04A
MD61-MW04
MD61-MW05
MD61-MW03A
MD61-MW16A
SS61
VINYL CHLORIDE AREA
ST56
ST28
FORMER FUEL STORAGE AREA
ST57
FLIGHTLINE FUEL SYSTEM
AOC62
AIRCRAFT HANGARS
TAMPA POINT BLVD
F500
501
Well
Focus IRP Sites
Other IRP Sites
Restricted Access Area
Fences
Ditches
Shoreline
Buildings
Road
Airways
Future Construction
Surface Water
Athletic Field
SS61
VINYL CHLORIDE AREA
MacDill Air Force Base, Florida
Summer 2003

APPENDIX F

COST FORMS (1391 AND 3052)

RENOVATION

JUN 20 2003

1. COMPONENT	FY 2003 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
MACDILL AIR FORCE BASE, FLORIDA	REPAIR & ADD TO AGE MAINTENANCE FACILITY, B552

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
41976	218-712	NVZR030181	3,000

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT	COST
AGE MAINTENANCE FACILITY	LS			2,620
REPAIR AGE FACILITY	SM	1,579	1,250	(1,974)
ADD TO AGE FACILITY	SM	177	3,653	(647)
SUPPORTING FACILITIES				262
LANDSCAPING	LS			(72)
DEMOLITION	LS			(190)
SUBTOTAL				2,882
CONTINGENCY (.5 %)				14
TOTAL CONTRACT COST				2,897
SUPERVISION, INSPECTION AND OVERHEAD (3.0 %)				87
TOTAL REQUEST				2,984
TOTAL REQUEST (ROUNDED)				3,000

10. Description of Proposed Construction: Standing seam metal roof; stucco finish over the concrete masonry unit exterior walls; replaces windows and doors; reconfigures the interior administrative office spaces; landscape and repave the POV parking area. Construct a high bay service area; a defined point of entry; and a new entrance from Hangar Loop Drive. Demolishes an obsolete wash rack and its associated equipment.

11. REQUIREMENT: 1,756 SM ADEQUATE: 0 SM SUBSTANDARD: 1,579 SM

PROJECT: Project repairs and adds to the AGE Maintenance Facility, building 552. (Current Mission)

REQUIREMENT: An adequately sized, organized and equipped facility to improve the maintenance specialists' efficiency and ability to service and repair equipment, and encourage pride of ownership in a safe and secure workplace.

CURRENT SITUATION: The AGE Maintenance Facility was originally constructed in 1942 and added onto in 1967. The ceilings and door heights are too low to allow entry of some AGE. Roof truss support members are termite damaged and their placement interferes with movement of equipment. Mechanical exhaust equipment has failed and requires replacement. Administrative offices were constructed through self-help efforts and are not centrally located, nor acoustically separate from the shop areas. Interior and exterior finishes are outdated and do not meet the base's architectural standards. The restroom facilities are located in an adjacent building and personnel are required to go outside into the harsh Florida environment to enter restrooms. The chain hoist is not rated for some of the heavier pieces of AGE. Windows are energy wasters and do not meet current Force Protection standards. There is no defined main entrance to the building. Visitors can easily enter directly into the hazardous environment of the service/maintenance area, creating a safety hazard. The facility is inline with the flight line security fence and not having a defined entrance also creates security

JUN 2 0 2003

1. COMPONENT	FY 2003 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
MACDILL AIR FORCE BASE, FLORIDA	REPAIR & ADD TO AGE MAINTENANCE FACILITY, B552

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
41976	218-712	NVZR030181	3,000

issues. Lighting fixtures are outdated and inefficient. Overhead doors are hard to maintain and difficult to operate. Access to the parking area is off a poorly designed intersection resulting in several vehicular accidents.

IMPACT IF NOT PROVIDED: The facility will continue to degrade. Upgrades are essential to provide Air Force personnel with a safe and secure working environment. The effectiveness and morale of the maintenance staff will decrease. This facility is located on the "Route of Excellence", a primary road that most visitors travel. Failure to update the facility will negatively impact the health and safety of maintenance personnel. It's located on a main artery and is easily accessible, making it vulnerable to security breaches, in its present condition. The facility is not representative of the image the base wants to portray. As a result, MacDill's reputation for "Facility Excellence" will suffer.

ADDITIONAL: I have reviewed this document and certify it is complete and accurate. I have validated the project's primary and supporting costs and work classification. It has been fully coordinated with the user and other agencies and approved by the Installation Commander.

ANTHONY X. TOTI, LT COL, USAF
Base Civil Engineer

JUN 2 0 2003

NEW CONSTRUCTION

1. COMPONENT	FY 2006 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
MACDILL AIR FORCE BASE, FLORIDA	AGE SUPPORT FACILITY

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
41976	218-712	NVZR063706	5,700

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT	COST
AGE SUPPORT FACILITY	LS			3,004
AGE SUPPORT EQUIPMENT SHOP	SM	1,756	1,565	(2,748)
AGE SUPPORT YARD	LS			(19)
DEMOLITION	SM	1,579	150	(237)
SUPPORTING FACILITIES				2,110
UTILITIES	LS			(185)
PAVEMENTS	LS			(356)
SITE IMPROVEMENTS	LS			(119)
ENVIRONMENTAL HAZARD REMEDIATION	LS			(1,450)
SUBTOTAL				5,114
CONTINGENCY (5.0 %)				256
TOTAL CONTRACT COST				5,370
SUPERVISION, INSPECTION AND OVERHEAD (5.7 %)				306
TOTAL REQUEST				5,676
TOTAL REQUEST (ROUNDED)				5,700

10. Description of Proposed Construction: Facility shall be on a concrete foundation, elevated IAW FEMA at 11 feet above sea level, with concrete masonry unit walls, a standing seam metal roof system, stucco exterior, fire detection/suppression systems, HVAC, emergency power, associated site utilities, parking, perimeter security, grading and landscaping. Includes demolition of existing building and removal and treatment of contaminated soil.

Air Conditioning: 200 KW.

11. REQUIREMENT: 1,756 SM ADEQUATE: 0 SM SUBSTANDARD: 1,579 SM

PROJECT: Constructs a new AGE Support Facility to replace building 552. (Current Mission)

REQUIREMENT: An adequately sized, organized and equipped facility to improve the maintenance specialists' efficiency and ability to service and repair equipment, and encourage pride of ownership in their workplace.

CURRENT SITUATION: The AGE Maintenance Facility was originally constructed in 1942 and added onto in 1967. The ceilings and door heights are too low to allow entry of some AGE. Roof trusses support members are termite damaged and their placements interferes with movement of equipment. Mechanical exhaust equipment has failed and requires replacement. Administrative offices were constructed through self-help efforts and are not centrally located, nor acoustically separate from the shop areas. Interior and exterior finishes are outdated and do not meet the base's architectural standards. The restroom facilities are located in a connecting building and subject personnel to the harsh Florida environment to use them. The chain hoist is not rated for some of the heavier pieces of AGE. Windows are energy wasters and do not meet current Force Protection standards. There is no defined main entrance to the building and visitors

1. COMPONENT	FY 2005 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
MACDILL AIR FORCE BASE, FLORIDA	AGE SUPPORT FACILITY

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
41976	218-712	NVZR063706	5,700

can easily enter directly into a service/maintenance area. Lighting fixtures are outdated and inefficient. Overhead doors are hard to maintain and difficult to operate. Access to the parking area is off a poorly designed intersection resulting in several vehicular accidents.

IMPACT IF NOT PROVIDED: The facility will continue to degrade. The effectiveness and morale of the maintenance staff will decrease. This facility is located on the "Route of Excellence", a primary road that most visitors travel. It is not representative of the image the base wants to portray. As a result, MacDill's reputation for "Facility Excellence" will suffer.

ADDITIONAL: I have reviewed this document and certify it is complete and accurate. I have validated the project¿s primary and supporting costs and work classification. It has been fully coordinated with the occupants, and approved by the Installation Commander.

Base Civil Engineer: Lt Col Anthony A. Foti, (813) 828-3577.

JOINT USE CERTIFICATION: Mission requirements, operational considerations, and location are incompatible with use by other components.

1. COMPONENT	FY 2006 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
AIR FORCE	(computer generated)	

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
MACDILL AIR FORCE BASE, FLORIDA	AGE SUPPORT FACILITY

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
41976	218-712	NV2R063706	5,700

12. SUPPLEMENTAL DATA:

a. Estimated Design Data:

(1) Status:

	(a) Date Design Started	
	(b) Parametric Cost Estimates used to develop costs	YES
*	(c) Percent Complete as of 01 JAN 2005	
*	(d) Date 35% Designed	
	(e) Date Design Complete	
	(f) Energy Study/Life-Cycle analysis was/will be performed	NO

(2) Basis:

	(a) Standard or Definitive Design -	NO
	(b) Where Design Was Most Recently Used -	

(3) Total Cost (c) = (a) + (b) or (d) + (e):	($000)
(a) Production of Plans and Specifications	0
(b) All Other Design Costs	0
(c) Total	0
(d) Contract	0
(e) In-house	0

(4) Construction Contract Award

(5) Construction Start

(6) Construction Completion

* Indicates completion of Project Definition with Parametric Cost Estimate which is comparable to traditional 35% design to ensure valid scope, cost and executability.

b. Equipment associated with this project provided from other appropriations:
N/A

OFFICE RENOVATION ONLY

INSTRUCTIONS FOR COMPLETING AF FORM 3052

Col 1 Item. Description of materials required, work to be done, special equipment needed, etc. Breakdown should be in sufficient detail to permit itemizing of all direct costs.
Col 2 Unit of Measure. Description of the unit in which each item is to be estimated *(examples : square yards - SY, cubic yards - CY, square feet - SF, linear feet - LF, board feet - BF, each - EA, pound -LB).*
Col 3 Quantity. Contractors estimate of quantity required in terms of unit of measure (column 2). Items and units of measure will be furnished by the Government. Quantity estimates will be furnished by the Government only when it is anticipated that a unit price contract will be issued. Otherwise, the contractor is responsible for determining quantity estimates.
Col 4 and 5 Material Costs. Enter unit cost *(Col 4)* of material to be supplied and total cost *(Col 5)* for item listed in column 1.
Col 6, 7 and 8 Labor Costs. Enter in Col 6 the estimated number of manhours or mandays needed to perform the work listed in column 1. Enter in Col 7 the average rate per manhour *(manday)* and in Col 8 the total labor cost.
Col 9 Other Direct Costs. Enter estimated costs of special equipment and other items *(listed in column 1)* which are special to the contract and of significant dollar value.
Col 10 Line Total. Self-explanatory.
NOTE: In addition to the other totals entered on various pages, the grand total of column 10, plus overhead and profit will be shown on the last page as follows.

FOR OFFICIAL USE ONLY

TOTAL MATERIAL COSTS		$ 129,355.75	Repair & Add to AGE Maintenance Facility, B552 Renovate and relocate interior office portion
TOTAL LABOR COSTS		$ 17,717.50	
TOTAL OTHER DIRECT COSTS		$ 74,000.00	
TOTAL DIRECT COSTS		$ 221,073.25	
OVERHEAD (IN ABOVE)	20.00 %	$ 44,214.65	
PROFIT (IN ABOVE)	15.00 %	$ 33,160.99	
		$	
TOTAL PRICE		$ 298,448.89	

DATE : 27 Sep 2004 FIRM NAME : CMSI, 6CES/CECE

TITLE : Phillip Lemon, Architect BY _____ (Signature)

INSTRUCTIONS TO OFFERORS

1. The purpose of this form is to provide a standard format by which the offeror submits to the Government a summary of incurred and estimated costs *(and attached supporting information)* suitable for detailed review and analysis. Prior to the award of a contract resulting from this proposal the offeror shall, under the conditions stated in ASPR 3-807.3, be required to submit a certificate of current cost or pricing data *(see ASPR 3-807.3(e) and 3-807.4)*

2. In addition to the specific information required by this form, the offeror is expected, in good faith, to incorporate in and submit with this form any additional data, supporting schedules, or substantiation which are reasonably required for the conduct of an appropriate review and analysis in the light of the specific facts of this procurement. For effective negotiations, it is essential that there be a clear understanding of
   a. The existing, verifiable data.
   b. The judgmental factors applied in projecting from known data to the estimate, and
   c. The contingencies used by the offeror in his proposed price.
In short, the offeror's estimating process itself needs to be disclosed.

3. When attachment of supporting cost or pricing data to this form is impracticable, the data will be described (with schedules as appropriate), and made available to the contracting officer or his authorized representative upon request.

4. By submission of this proposal the offeror grants to the contracting officer, or his authorized representative, the right to examine, for the purpose of verifying the cost or pricing data submitted, those books, records, documents and other supporting data which will permit adequate evaluation of such cost or pricing data, along with the computations and projections used herein. This right may be exercised in connection with any negotiations prior to contract award.

(Reverse of AF Form 3052, AUG 93)