



Military Redevelopment – Kelly AFB to Port of San Antonio

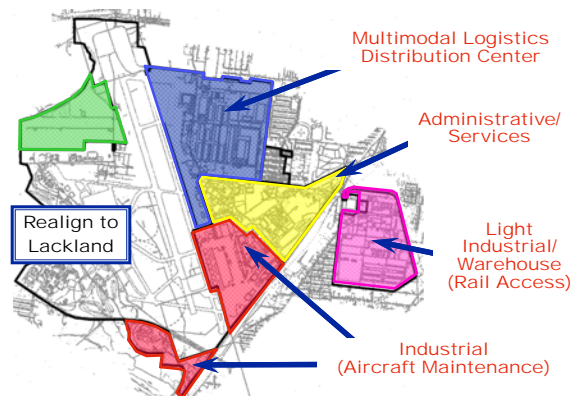
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Kelly AFB Overview

- 1,887 Acres
- 9 Million sq. ft.
- Airfield
- Industrial
- Office Space
- Warehouse
- Transportation

Established 1917 – Closed 2001
Aircraft maintenance, engine repair and logistics

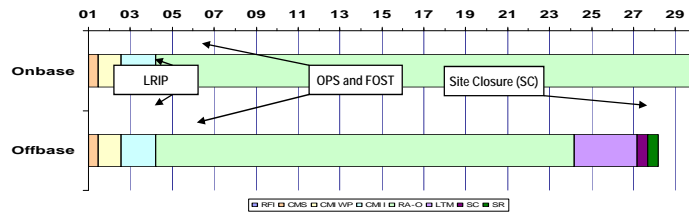


At its peak the Kelly AFB and Air Logistics Center employed over 15,000 military and civilian staff

Environmental Overview

- 700 environmental sites
- 52 Post-closure Solid Waste Management Units
- 334 additional sites required investigation
- 360 above and below ground storage tanks
- Industrial waste treatment system and industrial sewer
- Groundwater contamination extending 6 miles off base
- Remediation included excavation, containment systems, pump and treat systems, soil vapor extraction, in-situ bioremediation and permeable reactive barriers

Sites included:
landfills, spill sites, former fire training areas, low-level radioactive waste sites, underground storage tanks, aircraft maintenance areas, sludge lagoons, sludge-spreading beds, a small arms range, container storage areas, wash racks, drains, oil/water separators, silver recovery units and spill sites



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Three sample facilities: Aircraft Maintenance Hanger



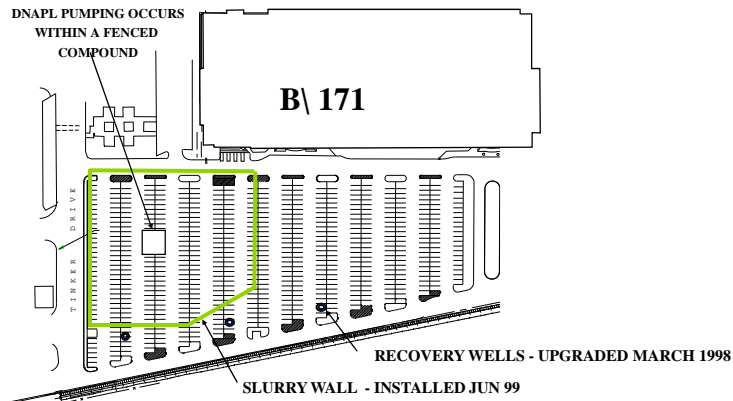
- Immediate occupancy desired
- Reuse of some of the 37 SWMUs
- Immediate renovation
- Dual facility occupancy
- Combined closure and re-permitting of SWMUs
- Combined corrective action and renovation

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Three sample facilities: Office Facility (452,000 sq. ft.)

- Incomplete investigation
- Active interim and final restoration
- Institutional controls
- Remedy change
- Land use covenants
- Performance based contract impact



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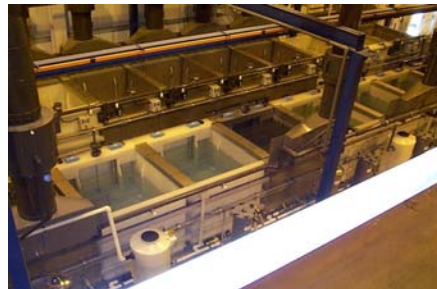
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Three sample facilities: Engine Maintenance Facilities



41 Unit Breakdown

- 23 Above ground storage tanks (some with underground piping);
- 03 Oil/Water separators;
- 11 Vaulted tanks registered as SWMUs
- 01 Grease trap
- 03 Washracks
- Plating shop



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Results: Port of San Antonio

Environmental:

- Final property transfer: 389 acres September 30, 2010
- 660 sites closed
- 14 sites entering long term maintenance

Commercial:

- 7.7 million sq. ft. of space occupied
- 70 commercial organizations
- 14,000 jobs
- Annual economic impact of \$4.2 billion