

APPENDIX F

COST ESTIMATES FOR IMPLEMENTATION  
OF REMEDIAL ALTERNATIVES

**Table F-1. Summary of Remedial Alternative Costs  
 Feasibility Study, Del Rey Oaks MRA RI/FS,  
 Former Fort Ord, California**

	CAPITAL COSTS	ANNUAL COSTS (Net Present Value Over 30 Years)	TOTAL COSTS	Cost Breakdown
<b>LONG TERM MANAGEMENT MEASURES</b>	\$33,000	\$64,000	\$97,000	Table F-2
<b>REMEDIAL ALTERNATIVE</b>				
<b><u>ALTERNATIVE 1</u> No Further Action</b>	No costs	No costs	No costs	--
<b><u>ALTERNATIVE 2</u> Conditions on Soil Disturbance Activities to Minimize MEC Exposure</b>	\$67,000	--	\$67,000	Table F-3
<b><u>ALTERNATIVE 3</u> Conditions on Soil Disturbance Activities to Minimize MEC Exposure and Residential Use Restriction Including Contingency to Address Proposed Change in Site Reuse</b>	\$67,000	--	\$67,000	Table F-3

The following costs are assumed by the property owner/developer: (1) annual letter reporting; (2) construction support within the entire Del Rey Oaks MRA (except for depths greater than 4 ft bgs in the approximate 2.5-acre 11 grid area, which are included as Army costs on Table F-3); and (3) application of DTSC's draft residential protocol in applicable areas.

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**Table F-2. Cost for Long Term Management Measures  
 Feasibility Study, Del Rey Oaks MRA RI/FS,  
 Former Fort Ord, California**

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
<b>CAPITAL COSTS</b>				
Modify or Remove Deed Restrictions	6	parcel	\$5,000	\$30,000
Subtotal Capital Costs				\$30,000
Capital Cost Contingency	10%	of Capital Costs		\$3,000
<b>TOTAL CAPITAL COSTS</b>				<b>\$33,000</b>
<b>ANNUAL LTM COSTS</b>				
5-Year Review Reporting	1	Entire MRA	\$3,000	\$3,000
Subtotal Annual Costs				\$3,000
Annual Cost Contingency	10%	of Annual Costs		\$300
<b>TOTAL ANNUAL COSTS</b>				<b>\$3,300</b>
<b>30 YEAR ANNUAL LTM COSTS</b>				
NPV LTM (3.1% Real Interest Rate, OMB Circular A-94, Appendix C, January, 2007)				\$64,000
<b>TOTAL 30 YEAR NPV COST</b>		(rounded to nearest thousand)		<b>\$97,000</b>

**DEFINITIONS**

LTM = Long Term Management  
 NPV = Net Present Value  
 OMB = President's Office of Management and Budget

**ASSUMPTIONS**

These costs are for comparison purposes only, and have an accuracy of +50/-30%. Many design variables and necessary prefield activities have not been established. Cost estimates will be refined after the field preparation/design is completed.

The 5-year Review Reporting costs are provided as an annual cost; however the review will be produced at 5 year intervals.

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**Table F-3. Remedial Alternatives 2 and 3 – Cost Estimates for Conditions on Soil Disturbance Activities to Minimize MEC Exposure**  
**Feasibility Study, Del Rey Oaks MRA RI/FS,**  
**Former Fort Ord, California**

Fort Ord, California	QUANTITY	UNIT	UNIT PRICE	TOTAL
<b>LAND USE CONTROLS [a,b]</b>				
Construction Support in 11-Grid Area (>4ft bgs)	20	day	\$2,600	\$52,000
Subtotal				\$52,000
Capital Cost Contingency	10%	of Capital Costs		\$5,200
<b>TOTAL CAPITAL COSTS</b>				<b>\$57,200</b>
<b>ANNUAL LTM COSTS (Years 1-7 During Development)</b>				
MEC Recognition Training	2	week	\$300	\$600
Annual Cost Contingency	10%	of Annual Costs		\$60
<b>TOTAL ANNUAL COSTS (YEARS 1-7)</b>				<b>\$660</b>
<b>ANNUAL LTM COSTS (Years 8-30 During Reuse)</b>				
MEC Recognition Training	1	week	\$300	\$300
Annual Cost Contingency	10%	of Annual Costs		\$30
<b>TOTAL ANNUAL COSTS (YEARS 8-30)</b>				<b>\$330</b>
<b>30 YEAR ANNUAL LTM COSTS</b>				
YEARS 1-7 NPV LTM (2.3% Real Interest Rate, OMB Circular A-94, Appendix C, January, 2005)				\$4,223
YEARS 8-30 NPV LTM (2.8% Real Interest Rate, OMB Circular A-94, Appendix C, January, 2005)				\$5,541
<b>TOTAL 30 YEAR LTM COSTS</b>				<b>\$9,764</b>
<b>TOTAL NPV COST</b>			(rounded to nearest thousand)	<b>\$67,000</b>

**DEFINITIONS**

NPV = Net Present Value  
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**ASSUMPTIONS**

These costs are for comparison purposes only, and have an accuracy of +50/-30%.  
 Many design variables and necessary prefield activities have not been established.  
 Cost estimates will be refined after the field preparation/design is completed.

[a] Assumes two-person UXO-Qualified personnel team visually observing construction activities with MEC detection equipment in the approximate 2.5-acre 11-Grid Area below depths of 4 feet below ground surface during development.

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