

Facility Assessment for the Industrial Area Reuse Study

Rocky Flats
Environmental Technology Site

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Summary of Findings & Conclusions

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Purpose

This work was undertaken to assess and document current conditions of selected buildings identified for potential retention following cleanup of the Rocky Flats Industrial Area. It was done as part of a larger effort which will culminate in the preparation of a master plan for reuse of the remaining facilities within the Industrial Area. This report provides information to determine rehabilitation measures necessary to bring the facilities into compliance with building, life safety, and accessibility codes and standards. It also provides preliminary budget figures for this rehabilitation work in addition to estimated upkeep and utility costs required to keep the buildings in their current condition so as to allow for use after site cleanup.

Methodology

Each of the buildings was viewed on the exterior and the interior. Each surrounding site was observed as well. Field notes were taken, as well as selective photographs. Physical conditions of the buildings, systems, materials, site features, and site utilities were documented and the architecturally significant elements noted. Facility management personnel were interviewed, and standing documentation regarding facility management issues was reviewed. A condensed summary of findings and a more detailed narrative description, photo elevation, and site and floor plan drawings are included in the body of the report for each building.

It should be noted that the scope of this study was limited to the buildings (and adjacent parking, etc.) and that the buildings were evaluated for reuse without regard to the availability (or lack thereof) of infrastructure required to support continued use of the buildings. Infrastructure assessment information is available in a separate report.

In order to organize the investigation and the findings, the following definition of terms were used by the inspection team. These follow widely accepted usage of these terms among facility condition assessment organizations.

- Excellent:** Normally would relate to new construction or recent substantial rehabilitation. Assume at least five years with only minor maintenance needed. Assume at least 20 years service life remaining.
- Good:** Probably a building or system about 10 years old, remaining service life without major rehabilitation, less than 20 years. Routine annual maintenance needed to maintain condition.
- Fair:** System or material is aged and in need of rehabilitation, although basic material or system is serviceable. Probably near end of expected service life, but with major rehabilitation, could be upgraded to excellent condition.
- Poor:** For materials, severe aging is evident - peeling, cracking, stains, color changes, and corrosion are typical. Service life near end. For building systems, conditioned functionality in question. To correct the poor condition for materials, systems and buildings, major rehabilitation is needed. Replacement should be strongly considered.
- Deteriorated:** Severe deterioration long standing. Peeling, deep cracks, dark stains, and severe corrosion could be present. Systems subject to breakdowns and frequent repairs.

Material or system can function, but functionality well below expectations for similar new elements. Replacement may be only viable alternative.

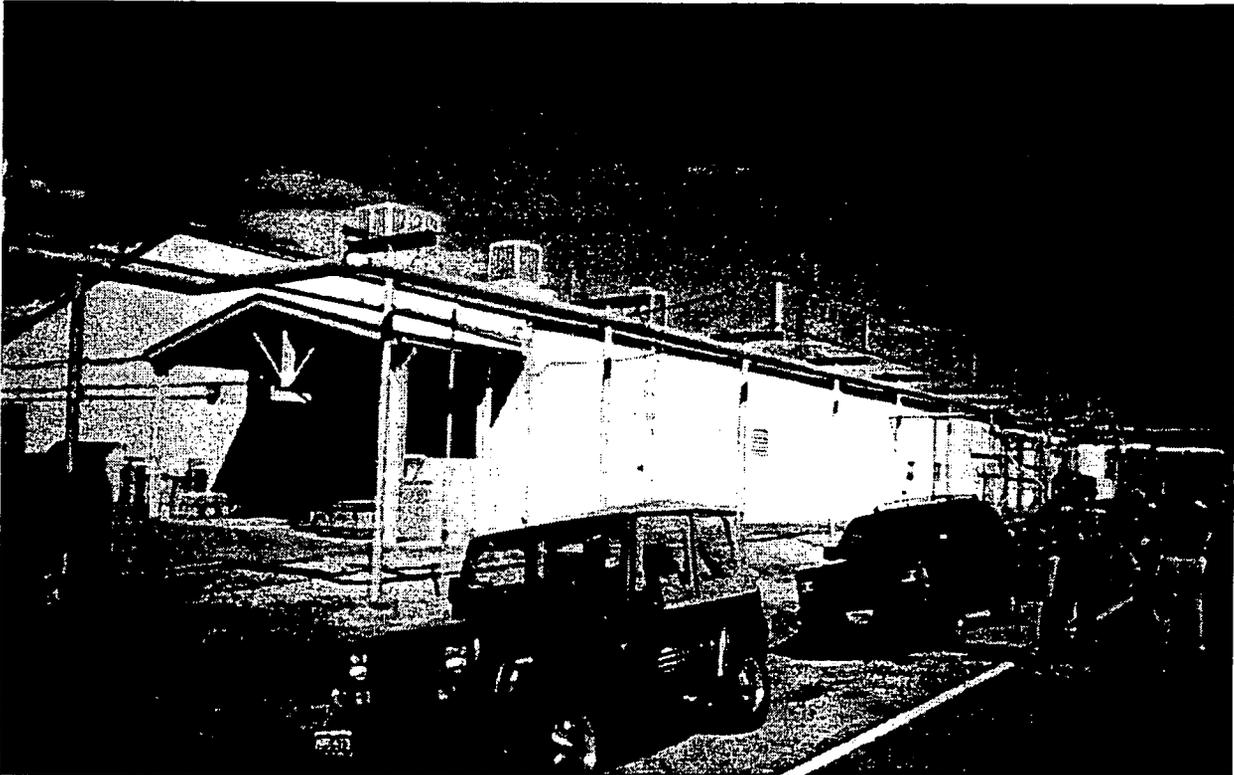
Unstable: Structural or physical condition is so poor that continued functionality in question. If no comprehensive repairs are undertaken, system failure a probability.

Summary

Most of the buildings studied fall into one of two groups. The first group, Buildings 125 and 440 are industrial buildings constructed early in Rocky Flats' history which reflect the nature of the work done at Rocky Flats, but are generally in poor to fair condition. The other group, Buildings 130, 130W, 131, and 850 are office (or associated warehouse) buildings constructed about 20 years later. While their appearance says nothing about the function of Rocky Flats, they display elements of energy efficient design common among DOE buildings of their era, are generally in good condition, and could be relatively easily used for future activities. Building 460 is a very large industrial building which was used to produce critical (but non-nuclear) components for Rocky Flats product, but unlike Buildings 125 and 4440 is relatively young and in generally good condition.

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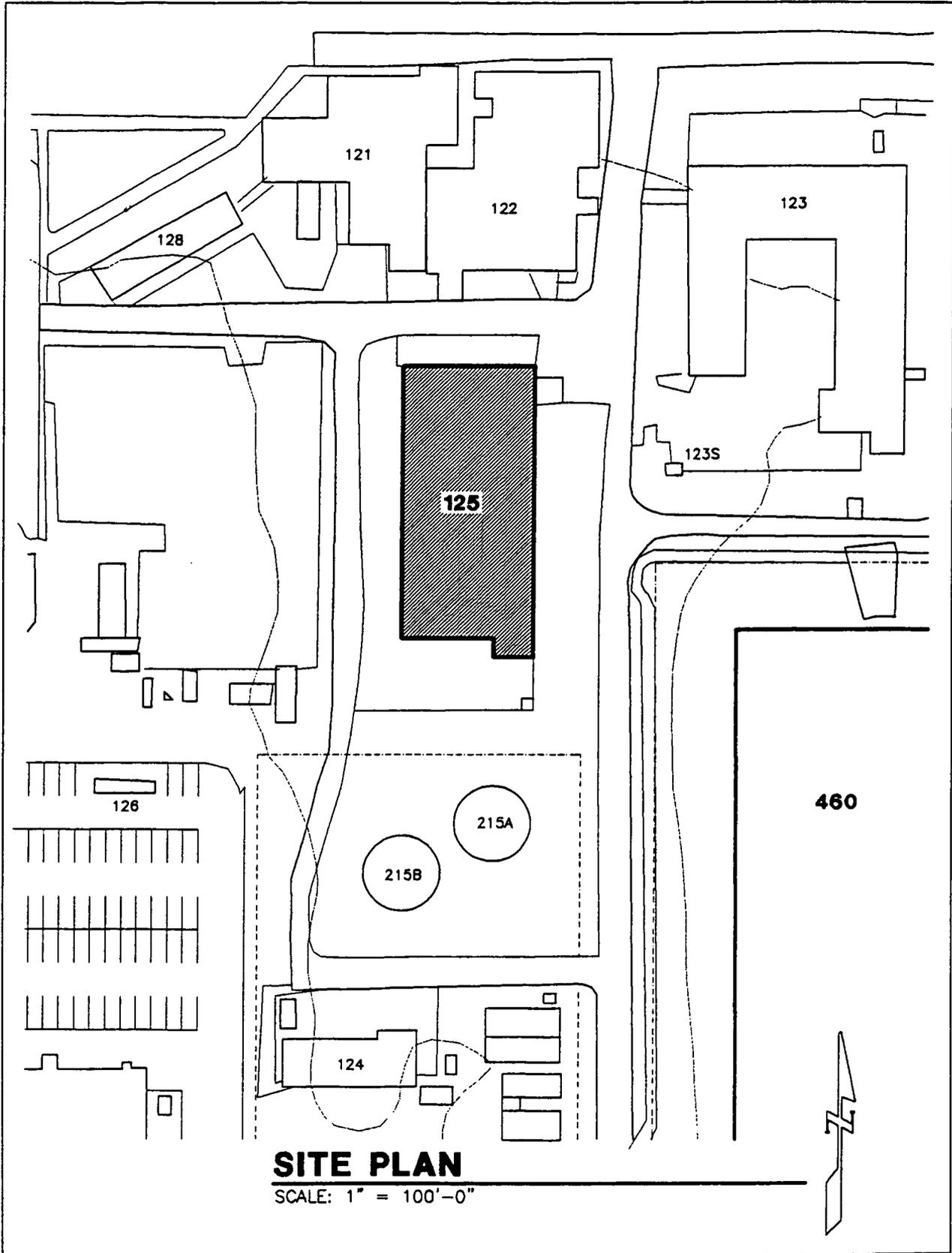
BUILDING 125 Facility Assessment and Summary



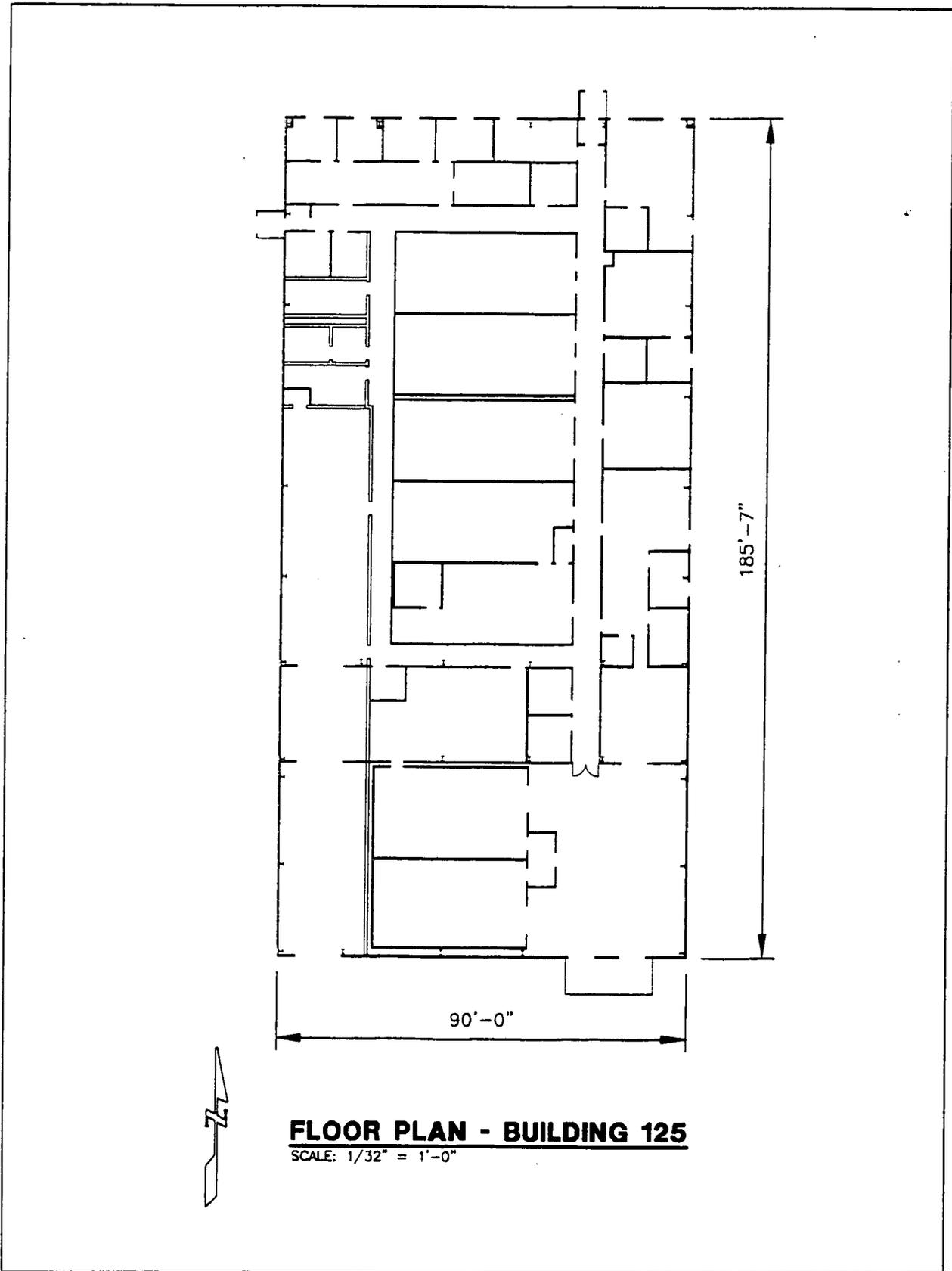
Building 125 - View from Southeast

Narrative Summary:

1. Location: Building 125 is located just east of Parking Area 12 and west of the intersection of Third Street and Cottonwood.
2. Description: It is the Standards Metrology Laboratory, where measuring and timing instruments are calibrated. The facility is a single-story, metal frame building with metal siding and sloped metal roof with overlay. It was built in 1965 (with two subsequent additions) and contains 12,900 SF. It is presently occupied by 15 personnel but has a capacity of approximately 50. It contains several stainless steel, prefabricated laboratory modules that are climate controlled, one of which is also seismically isolated.
3. Future Usability:
 - Assumed Reuse: Standards or calibration lab.
 - Assets: Modular lab areas.
 - Liabilities: Age, energy inefficiency, lack of independent heat source.



Existing Site Plan



FLOOR PLAN - BUILDING 125

SCALE: 1/32" = 1'-0"

Existing Floor Plan

Basic Facility Data and Condition:	Description	Condition (see "Methodology")
1. General Data:		
a) Constructed:	1965	
b) Past Use:	Metrology Laboratory	
c) Current Use:	Metrology Laboratory	
2. Architectural:		
a) Roofing Type	Sloped Metal w/overlay	Good
b) Exterior Walls	Insulated Metal Siding	Good
c) Construction Material	Metal Frame	Good
d) Window Types	Non-op, single-glazed, steel frame	Fair
e) Foundation Type	Slab on grade	Good
f) Interior Partitions	Stainless Steel Lab Modules and gypsum walls	Good
g) Interior Flooring Type	Carpet and Ceramic Tile	Fair/Good
h) Alterations and Additions	None	N/A
3. Site Features		
a) Sidewalk Type	N/A	N/A
b) Parking Type	On street and shared lot	Poor
c) Landscaping	Minimal	Poor
d) Irrigation	None	N/A
e) Exterior Lighting	Yes	Poor
4. Mechanical		
a) Air Conditioning	Roof Evap Cooler and Window	Fair
b) Ventilation	Forced Air	Fair
c) Heating Type	Central Steam	Fair
d) Sewer Type/Connection	Central Treatment Plant	Good
5. Electrical		
a) Transformer	None	
b) Main	TBD	
c) Standby Generator	None	
d) Intrusion Alarm	Yes	
6. Fire Protection		
a) Automatic Sprinkler System	Yes (none in labs)	Good
b) Standpipe	No	N/A
c) Fire Alarm System	Yes	Good
d) Smoke Detectors	Yes (in offices)	Good

	<i>Description</i>	<i>Condition</i>
7.	ADA: Facility does not meet ADA standards in any area.	
8.	Information Systems	
	a) Phone	Yes
	b) LAN-wired	Yes
9.	Principal Installed Equipment:	N/A

Related Structures: None.

Special Facility Features: Stainless steel, pre-assembled, climate-controlled measurement and calibration laboratory modules (one of which is seismically isolated); conditioned power, UPS for main computer system.

Near Term Scheduled Upgrades: Data/telecom, etc.

Historical Significance: One of the early Rocky Flats buildings. Has housed support activities for the nuclear weapons program (and follow-on cleanup efforts) for three decades.

Environmental Considerations: Unknown at this time.

Possible Alternative Use(s): Any standards laboratory function; any operation requiring modular laboratory space and non-restricted floor loading; light manufacturing.

Useful Life Without major upgrades (which might require funding near that of replacement), it has an estimated life of 15 years.

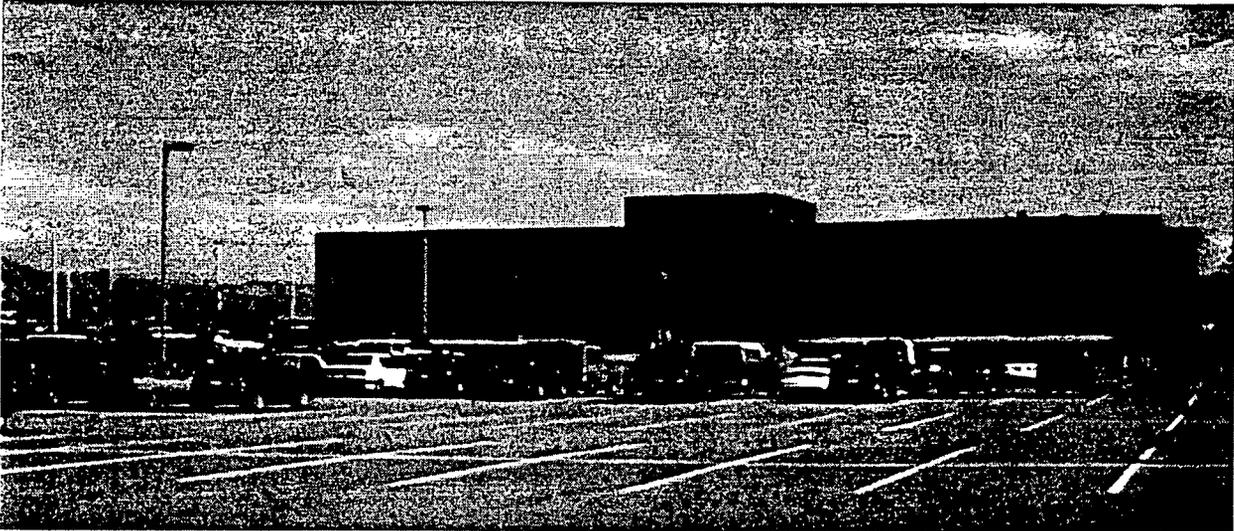
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Reuse Summary

ELEMENT	TIME FRAME	COST	RESPONSIBILITY
<i>Environmental Remediation</i> - Unknown at this time		(One time \$)	DOE
<i>Operational Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Total</i>		(Annual \$) 17,000 56,000 <u>58,000</u> 131,000	DOE
<i>Minimal Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Subtotal Total</i>		(Annual \$) 4,000 0 <u>12,000</u> 16,000	DOE
<i>Upgrades/Conversions</i> <i>(Capital Improvements)</i>		(One time \$)	
<ul style="list-style-type: none"> • <i>Code/ADA Compliance</i> <ul style="list-style-type: none"> - Restroom improvements - major 66,000 - Signage upgrades <u>2,000</u> 68,000 • <i>Architectural</i> <ul style="list-style-type: none"> - Replace floor coverings 30,000 - General upgrades <u>40,000</u> 70,000 • <i>Structural</i> <ul style="list-style-type: none"> - None • <i>Site</i> <ul style="list-style-type: none"> - Resurface parking lots 35,000 - Upgrade landscaping <u>15,000</u> 50,000 • <i>HVAC</i> <ul style="list-style-type: none"> - Construct boiler room 10,000 - New primary heat <u>13,000</u> 23,000 • <i>Electrical</i> <ul style="list-style-type: none"> - Assumed miscellaneous upgrades 7,000 • <i>Information Systems</i> <ul style="list-style-type: none"> - Assumed Miscellaneous upgrades 7,000 			

<p><i>Subtotal Upgrades/Conversion</i></p> <ul style="list-style-type: none"> • <i>Contingencies (10%)</i> <p><i>Total Upgrades/Conversion</i></p>	<p>>2006 (Prior to reoccup ancy</p>	<p>225,000 <u>23,000</u> 248,000</p>	<p>New owner/ developer</p>
<p><i>Other</i></p> <ul style="list-style-type: none"> • <i>Tenant Improvements</i> 	<p>>2006 (Prior to reoccup ancy</p>	<p>40,000</p>	<p>New owner/ developer</p>

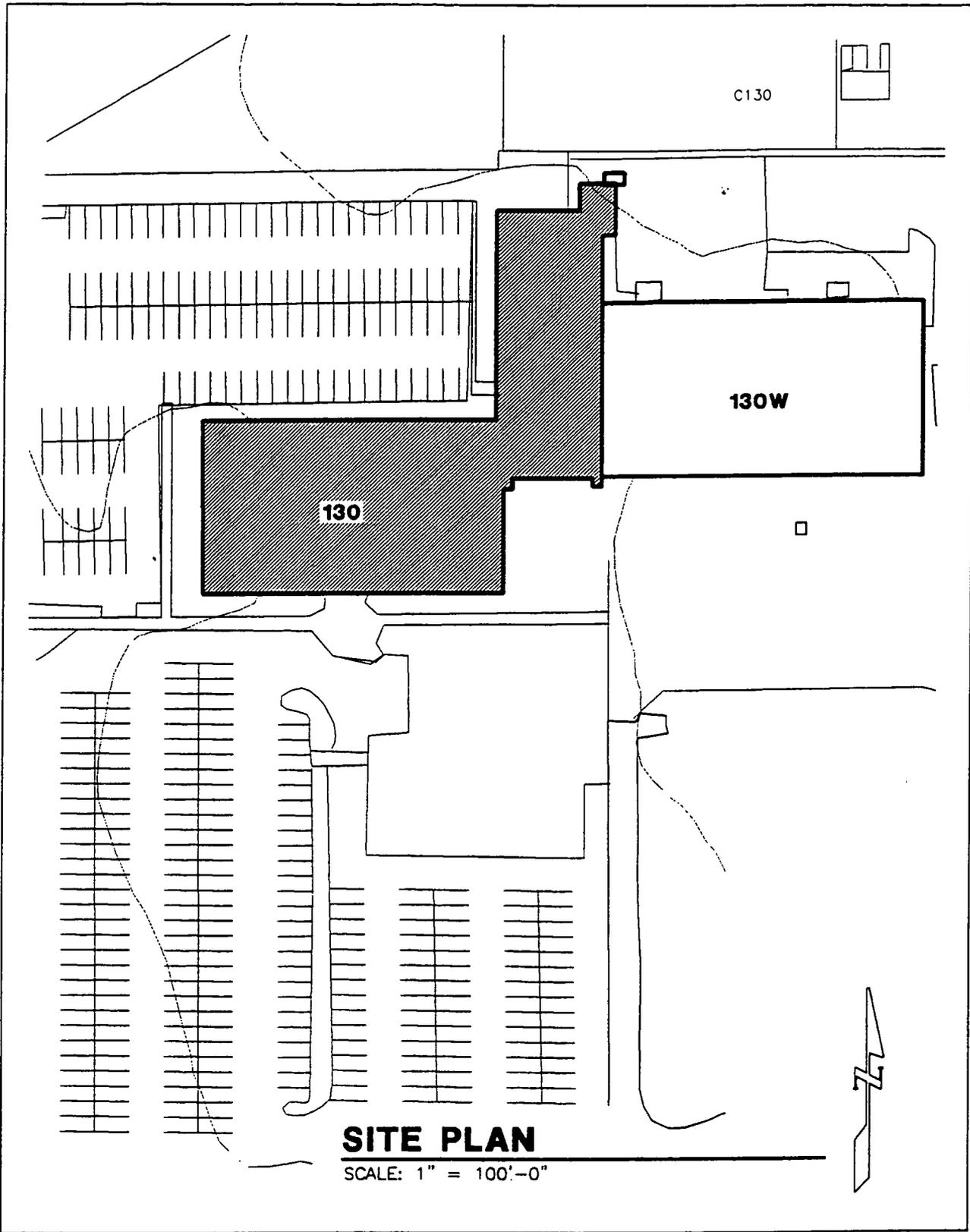
BUILDING 130 (Including Cafeteria/Kitchen) Facility Assessment and Summary



Building 130 - View of South Elevation

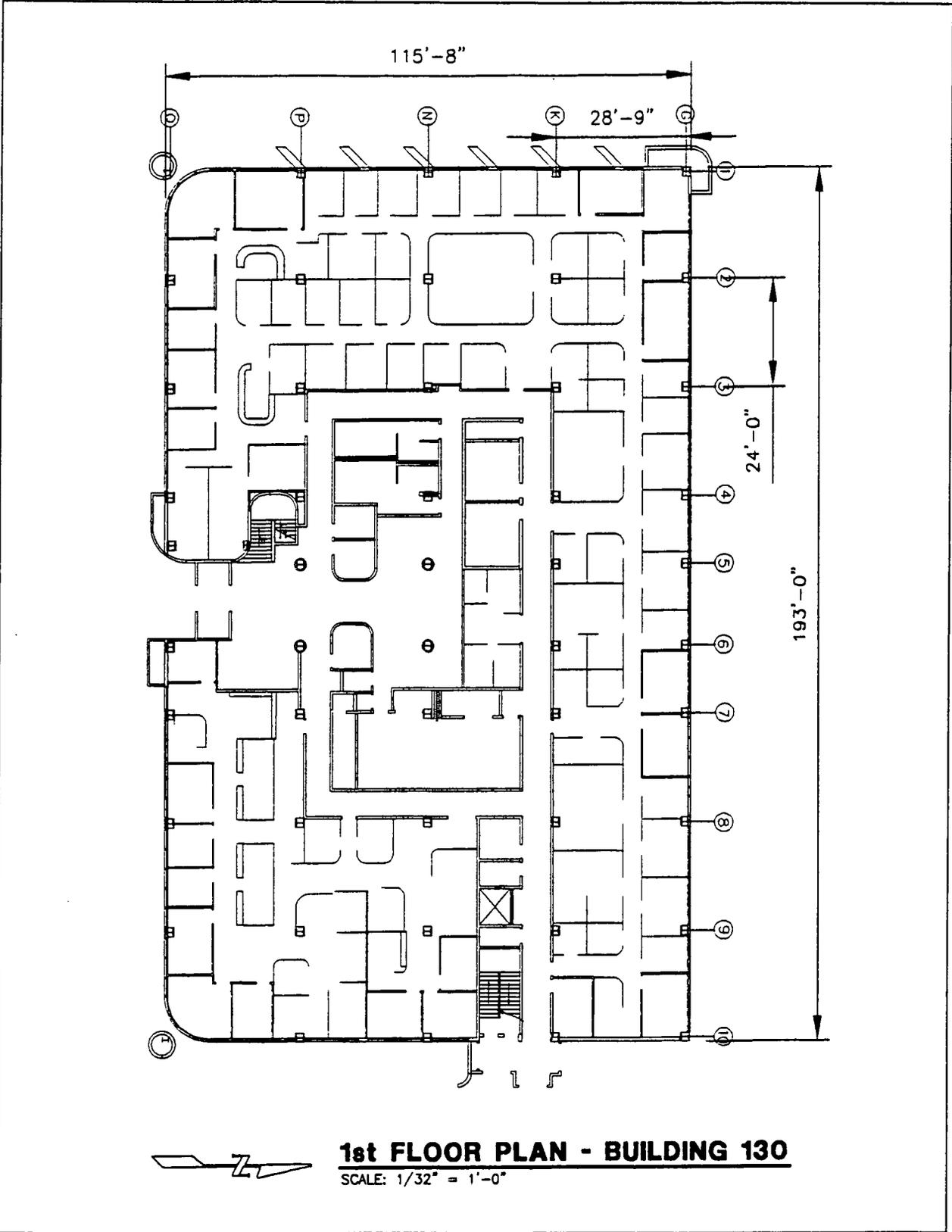
Narrative Summary:

1. **Location:** Building 130 is the first major facility seen upon entry into the Rocky Flats Industrial Area from the west. (It is actually in the "Inner Buffer Area.") Surrounded on three sides by large parking lots, it is located about 300 feet north of West Access Road and just east of Northwest Access Road.
2. **Description:** It is a general office building holding a number of different organizations, mostly dealing with engineering support. The facility is a two-story, steel frame structure with a dark grey anodized aluminum skin and a "flat", modified bitumen roof. It was constructed in 1985 and comprises approximately a total of 50,000 SF. It is presently near full occupancy with 138 personnel. Its connection to Building 130W contains a cafeteria and kitchen with a seating capacity of approximately 100 persons.
3. **Future Usability:**
 - **Assumed Reuse:** General office, most likely associated with future warehouse/manufacturing functions in the connected Building 130W.
 - **Assets:** Relatively young age, flexible floor plan (central core with "racetrack" corridor and large open office areas), stand-alone HVAC system (although in poor condition - see below - not dependent on steam system).
 - **Liabilities:** Inefficient and marginally functional HVAC system (series of small boilers tied to non-functional solar panels and evaporative cooling).

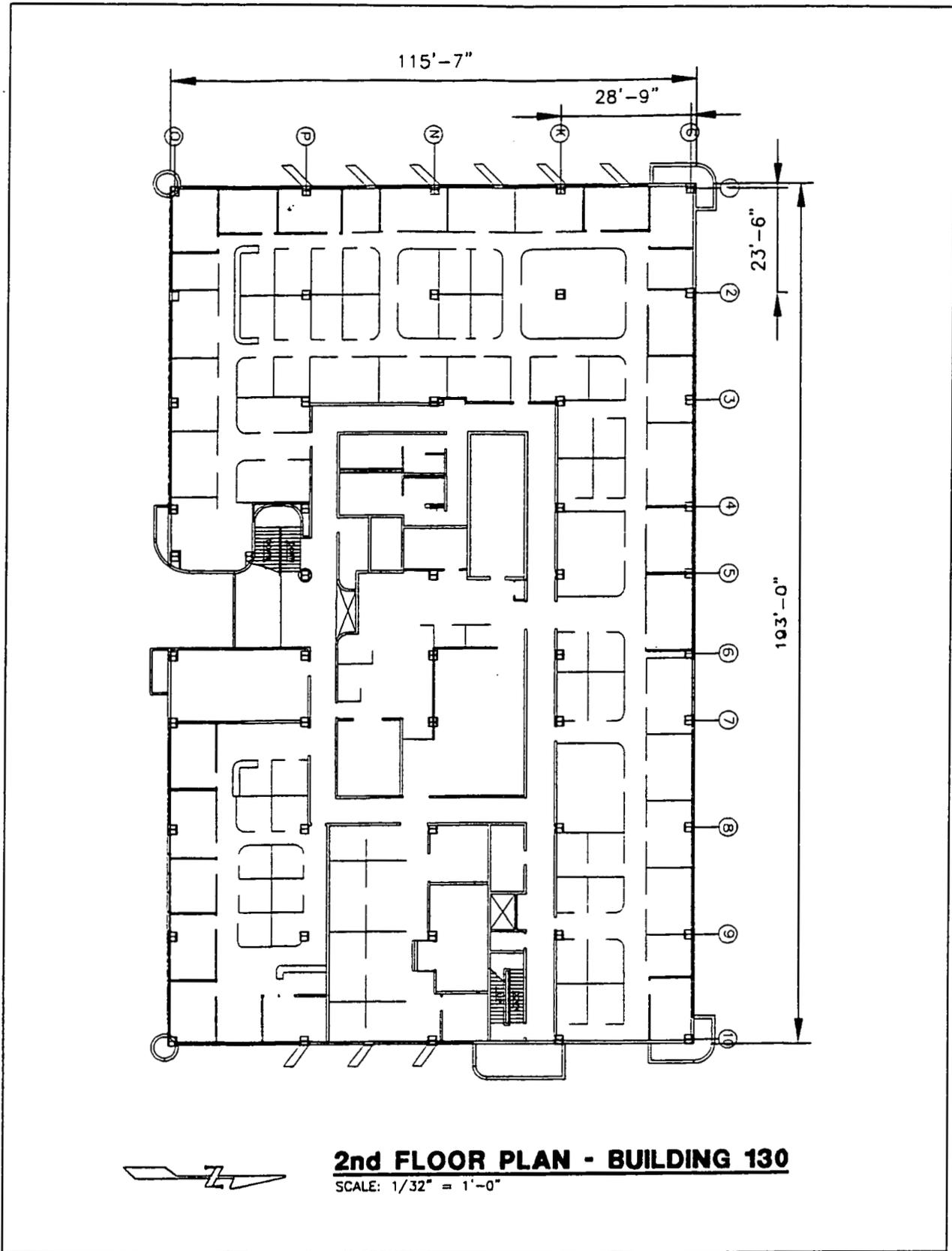


Existing Site Plan

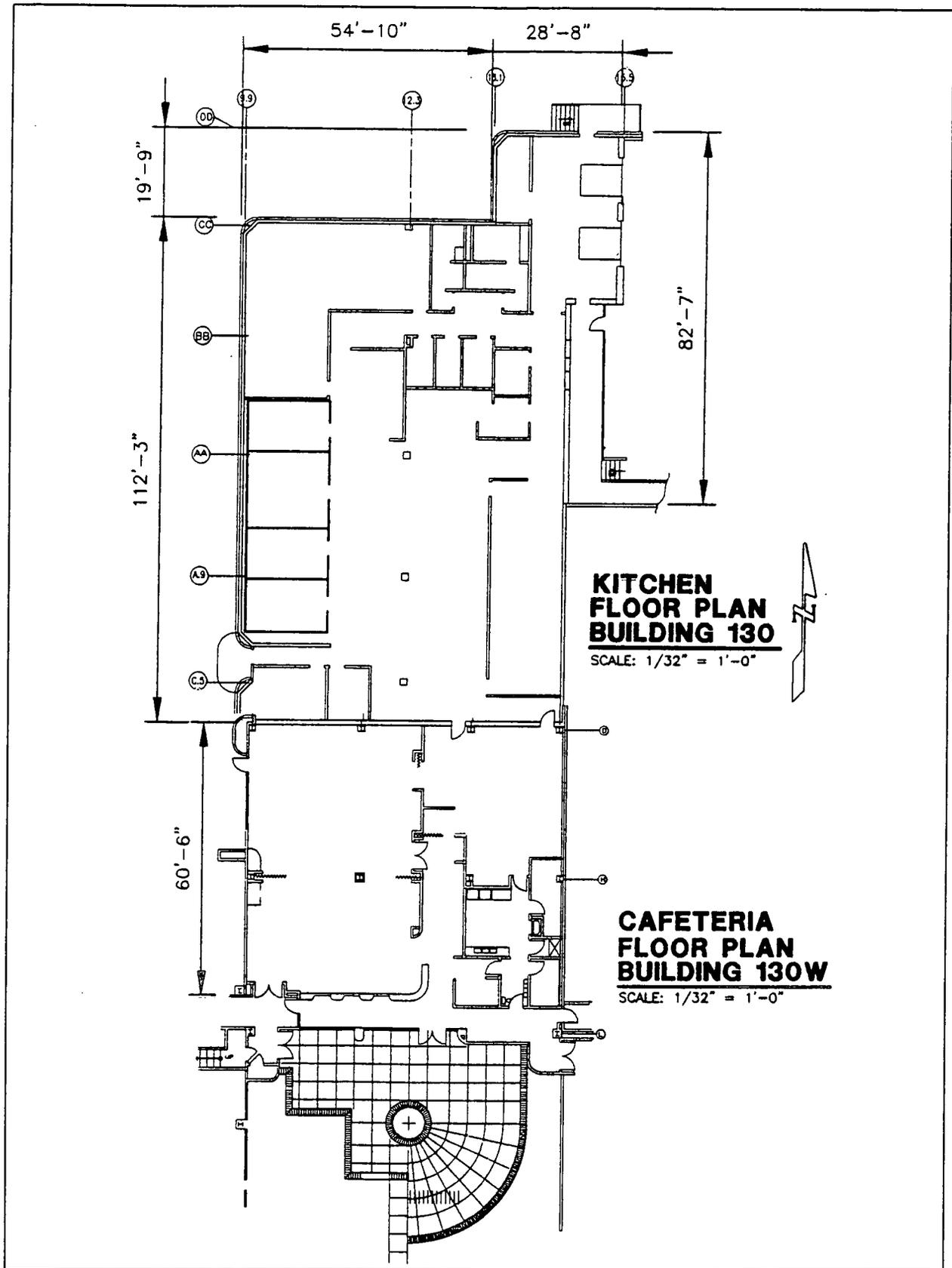
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Existing Floor Plan - 1st Floor



Existing Floor Plan - Second Floor



Existing Floor Plan - Kitchen and Cafeteria

Basic Facility Data and Condition:	Description	Condition (see "Methodology")
1. General Data:		
a) Constructed:	1985	
b) Past Use:	Administration, Cafeteria, Shipping/Warehouse	
c) Current Use:	Administration, Cafeteria, Shipping/Warehouse	
2. Architectural:		
a) Roofing Type	Flat, modified bitumen	Fair
b) Exterior Walls	Anodized Aluminum panel	Fair (sealant failing)
c) Construction Material	Steel Frame	Good
d) Window Types	Non-op, double-glazed, Alum Frame	Fair
e) Foundation Type	Slab on grade	Good
f) Interior Partitions	GWB on steel; demountable office partitions	Good
g) Interior Flooring Type	Carpet and Ceramic Tile	Fair/Poor
h) Alterations and Additions	None	N/A
i) Other:	2d Floor skylights; light shelves 1st Floor windows	
3. Site Features		
a) Sidewalk Type	Concrete	Fair
b) Parking Type	Dedicated asphalt lot	Poor
c) Landscaping	Yes	N/A
d) Irrigation	Yes	N/A
e) Exterior Lighting	Yes (Parking Lot and Walkways)	Fair
4. Mechanical		
a) Air Conditioning	Roof Evap Cooler	Fair
b) Ventilation	Forced Air	Fair
c) Heating Type	Gas-fired Boilers	Poor (in Building 130W)
d) Sewer Type/Connection	Central Treatment Plant	Good
5. Electrical		
a) Transformer	None	
b) Main	TBD	
c) Standby Generator	None	
d) Intrusion Alarm	Yes	
6. Fire Protection		
a) Automatic Sprinkler System	Yes	Good
b) Standpipe	No (Hose removed)	N/A
c) Fire Alarm System	Yes (Pull Station)	Good
Smoke Detectors	No	Good

	<i>Description</i>	<i>Condition</i>
7. ADA		
a) Elevator	Yes	Good
b) Ramps	N/A	N/A
c) Restrooms	No	Lack pipe shielding
d) Corridor	Yes	Good
e) Drinking Fountain	Yes	Good
8. Information Systems		
a) Phone	Yes	Standard phones
b) LAN-wired	Yes	N/A
9. Principal Installed Equipment:	N/A	

Related Structures: Connected to Building 130W.

Special Facility Features: Document fire vault on second floor; large entry foyer with security office; large cafeteria and full commercial kitchen; large outdoor patio and break area.

Near Term Scheduled Upgrades: Data/telecom, etc., and scheduled dates.

Historical Significance: None known

Environmental Considerations: Unknown at this time.

Possible Alternative Use(s): Any standard office use (and manufacturing with connection to Building 130W).

Useful Life: It has an estimated life of at least 30 years.

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Reuse Summary

<i>ELEMENT</i>	<i>TIME FRAME</i>	<i>COST</i>	<i>RESPONSIBILITY</i>
<i>Environmental Remediation</i> - Unknown at this time	<2006	(One time \$)	DOE
<i>Operational Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Total</i>	<2006	(Annual \$) 80,000 267,000 <u>201,000</u> 548,000	DOE
<i>Minimal Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Subtotal Total</i>	<2006	(Annual \$) 20,000 0 <u>40,000</u> 60,000	DOE
<i>Upgrades/Conversions</i> <i>(Capital Improvements)</i> • <i>Code/ADA Compliance</i> - Restroom improvements - major - Signage upgrades <i>Subtotal</i> • <i>Architectural</i> - Replace floor coverings - General upgrades <i>Subtotal</i> • <i>Structural</i> - None • <i>Site</i> - Resurface parking lots - Upgrade landscaping <i>Subtotal</i> • <i>HVAC (cost attributed to 130)</i> - New primary heat - New mechanical cooling (inc. elec) <i>Subtotal</i> • <i>Electrical</i> - Assumed miscellaneous upgrades		(One time \$) 31,000 <u>9,000</u> 40,000 141,000 <u>189,000</u> 330,000 165,000 <u>71,000</u> 236,000 60,000 <u>94,000</u> 154,000 31,000	

<ul style="list-style-type: none"> Information Systems - Assumed miscellaneous upgrades 		31,000	
Subtotal Upgrades/Conversion		822,000	
<ul style="list-style-type: none"> Contingency (10%) 		<u>82,000</u>	
Total Upgrades/Conversion	>2006 (Prior to reoccupancy)	904,000	New owner/ developer
Other			
<ul style="list-style-type: none"> Tenant Improvements 	>2006 (Prior to reoccupancy)	629,000	New owner/ developer

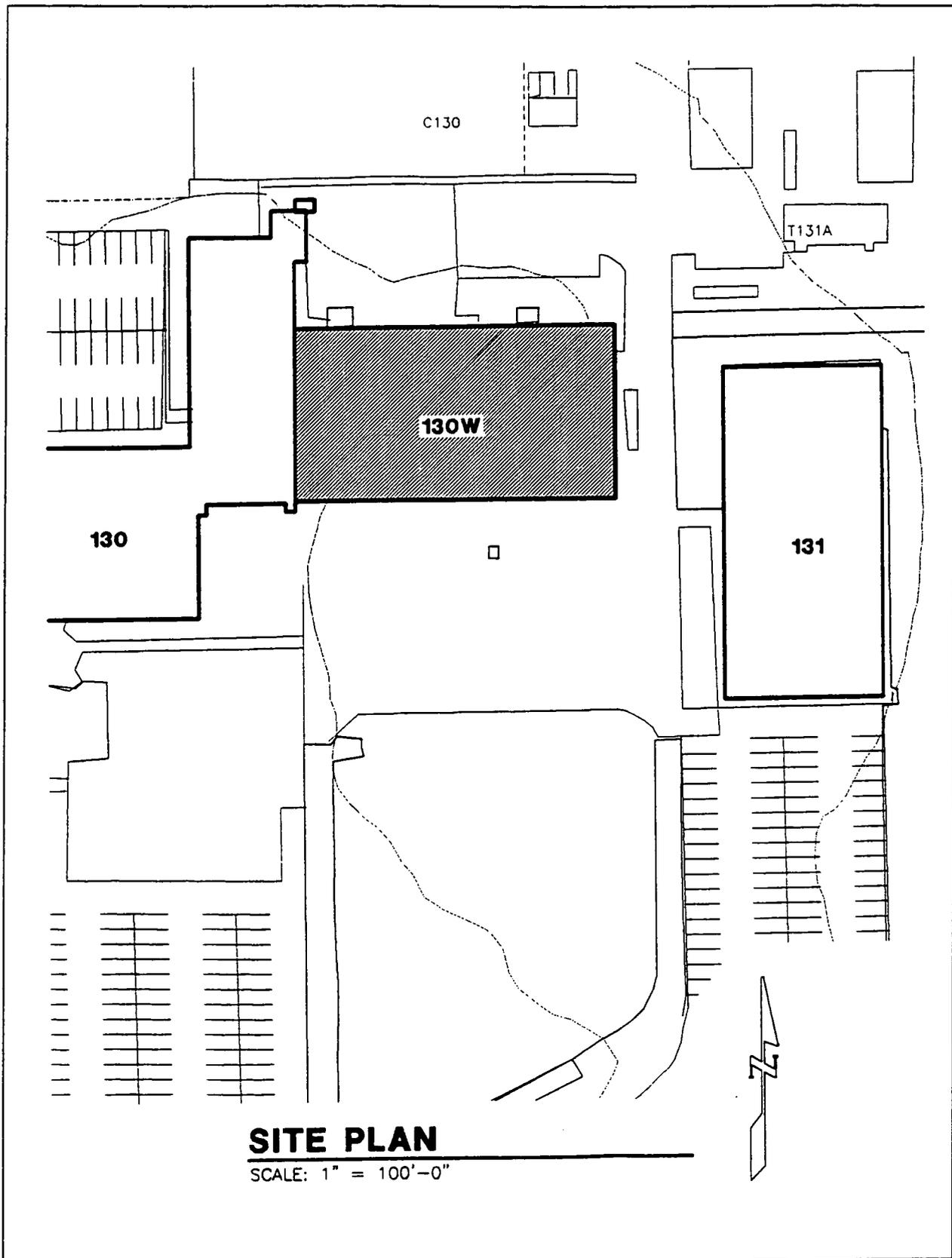
BUILDING 130W Facility Assessment and Summary



Building 130W - View from Southeast

Narrative Summary:

1. Location: Building 130W is connected by a cafeteria and kitchen to Building 130, just north of the main entrance road to Rocky Flats
2. Description: Building 130W is warehouse constructed in 1985 and has approximately 30,000 SF. It is a partial two story, anodized aluminum panel and concrete masonry unit (with brick overlay), steel framed building with a tapered, modified built-up bitumen roof. It has a warehouse storage space height of approximately 22.5 feet.
3. Future Usability: Except for deterioration of its aluminum panel seals, poor roof skylights, and roof leaks, it is in generally fair condition.
 - Assumed Reuse: Warehouse or manufacturing.
 - Assets: Relatively young age, stand alone HVAC system (although in poor condition - see below - not dependent on steam system), large parking/truck access area and loading docks, cafeteria and kitchen (colocated with Building 130).
 - Liabilities: Inefficient and marginally functional HVAC system (series of small boilers tied to non-functional solar panels and evaporative cooling).



Existing Site Plan

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Basic Facility Data and Condition:	Description	Condition (see "Methodology")
1. General Data:		
a) Constructed:	1985	
b) Past Use:	Shipping/Warehouse	
c) Current Use:	Shipping/Warehouse	
2. Architectural:		
a) Roofing Type	Tapered, multiple built up	Fair/poor
b) Exterior Walls	Anodized Aluminum panel	Poor (seals)
	CMU w/ brick overlay	Good
c) Construction Material	Metal Frame	Good
d) Window Types	Roof skylights	Poor
e) Foundation Type	Slab on grade	Good
f) Interior Partitions	GWB on steel; demountable office partitions	Fair
g) Interior Flooring Type	Concrete on deck	Good
	Carpet and Ceramic Tile in office area	Fair/Poor
h) Alterations and Additions	None	N/A
i) Other:	Solar hot water system on roof	Non-operable
3. Site Features		
a) Sidewalk Type	Concrete	Fair
b) Parking Type	None	N/A
c) Landscaping	None	N/A
d) Irrigation	None	N/A
e) Exterior Lighting	None	N/A
4. Mechanical		
a) Air Conditioning	Fresh Air Ventilation	Fair
b) Ventilation	Overhead fans	Fair
c) Heating Type	Gas-fired Boilers (also heat 130)	Poor
d) Sewer Type/Connection	Central Treatment Plant	Good
5. Electrical		
a) Transformer	None	
b) Main	TBD	
c) Standby Generator	None	
d) Intrusion Alarm	Yes	
6. Fire Protection		
a) Automatic Sprinkler System	Yes	Good
b) Standpipe	No (Disabled)	N/A
c) Fire Alarm System	Yes (Pull Station)	Good
d) Smoke Detectors	No	Good

	<i>Description</i>	<i>Condition</i>
7.	ADA: Building is not ADA equipped.	
8.	Information Systems	
	a) Phone	Yes
	b) LAN-wired	Yes
9.	Principal Installed Equipment: Fork lift battery charging station in rear of warehouse.	Standard phones N/A

Related Structures: Truck scale 150 meters south of facility.

Special Facility Features: Connected to Building 130 with large cafeteria and full commercial kitchen and large outdoor patio and break area; adequate truck loading dock area; interior overhead crane.

Near Term Scheduled Upgrades: Data/telecom, etc.

Historical Significance: None known.

Environmental Considerations: Unknown at this time.

Possible Alternative Use(s): Any standard warehouse or manufacturing use.

Useful Life: It has an estimated life of at least 30 years.

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Reuse Summary

ELEMENT	TIME FRAME	COST	RESPONSIBILITY
<i>Environmental Remediation</i> - Unknown at this time		(One time \$)	DOE
<i>Operational Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Total</i>		(Annual \$) 36,000 122,000 <u>201,000</u> 359,000	DOE
<i>Minimal Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Subtotal Total</i>		(Annual \$) 9,000 0 <u>40,000</u> 49,000	DOE
<i>Upgrades/Conversions</i> <i>(Capital Improvements)</i>		(One time \$)	
<ul style="list-style-type: none"> • <i>Code/ADA Compliance</i> <ul style="list-style-type: none"> - Restroom improvements - major 143,000 - Signage upgrades 4,000 		147,000	
<ul style="list-style-type: none"> • <i>Architectural</i> <ul style="list-style-type: none"> - Replace floor coverings 14,000 - General upgrades 43,000 		<u>57,000</u>	
<ul style="list-style-type: none"> • <i>Structural</i> <ul style="list-style-type: none"> - None 			
<ul style="list-style-type: none"> • <i>Site</i> <ul style="list-style-type: none"> - Resurface parking lots 75,000 - Upgrade landscaping 32,000 		<u>107,000</u>	
<ul style="list-style-type: none"> • <i>HVAC</i> <ul style="list-style-type: none"> - New primary heat 27,000 - New mechanical cooling 43,000 		<u>70,000</u>	
<ul style="list-style-type: none"> • <i>Electrical</i> <ul style="list-style-type: none"> - Assumed miscellaneous upgrades 14,000 			
<ul style="list-style-type: none"> • <i>Information Systems</i> <ul style="list-style-type: none"> - Assumed miscellaneous upgrades 14,000 			

<p><i>Subtotal</i></p> <ul style="list-style-type: none"> • <i>Contingency (10%)</i> <p><i>Total Upgrades/Conversion</i></p>	<p>>2006 (Prior to reoccup ancy)</p>	<p>409,000 <u>41,000</u> 450,000</p>	<p>New owner/ developer</p>
<p><i>Other</i></p> <ul style="list-style-type: none"> • <i>Tenant Improvements</i> 	<p>>2006 (Prior to reoccup ancy)</p>	<p>115,000</p>	<p>New owner/ developer</p>

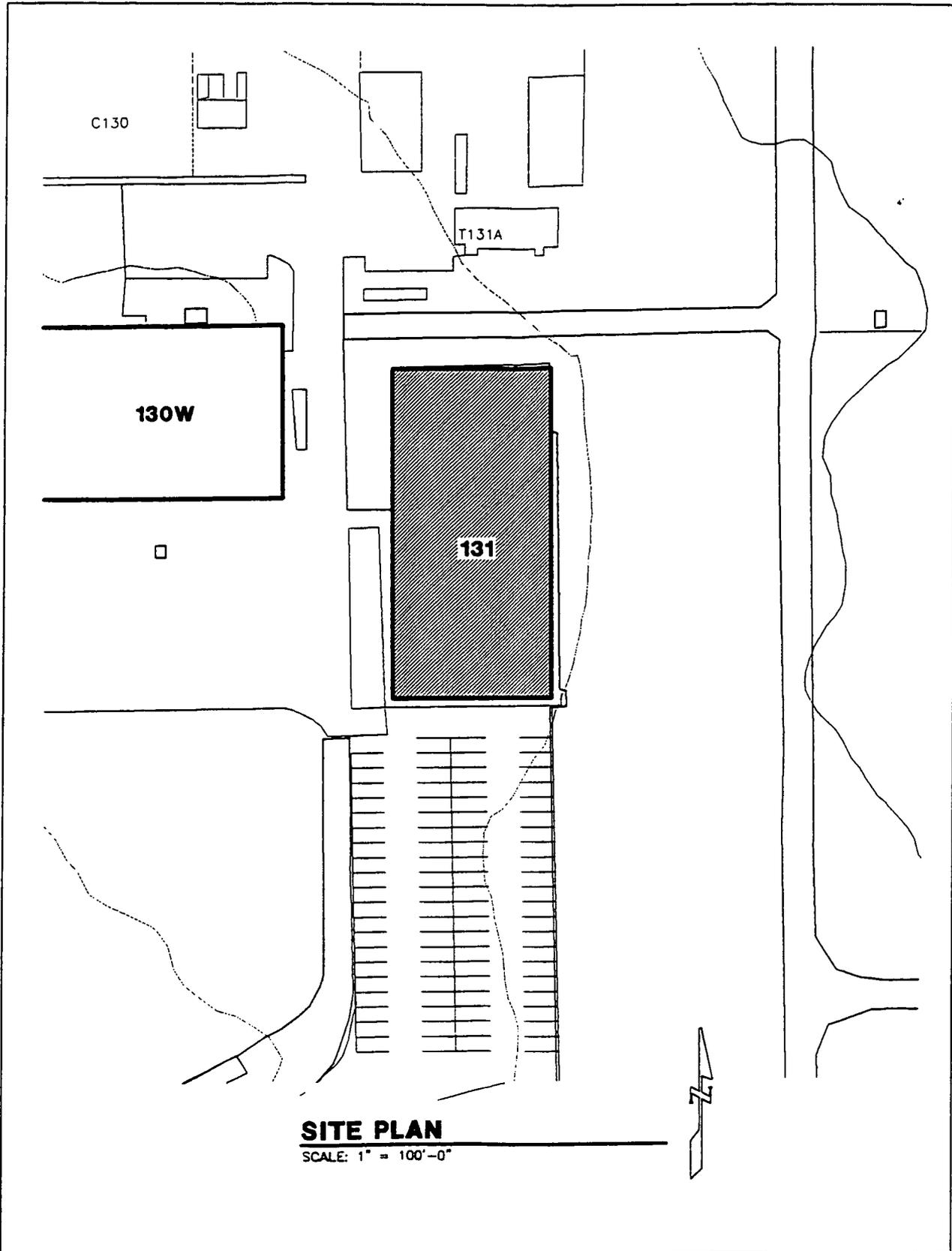
BUILDING 131 Facility Assessment and Summary



Building 131 - View from South

Narrative Summary:

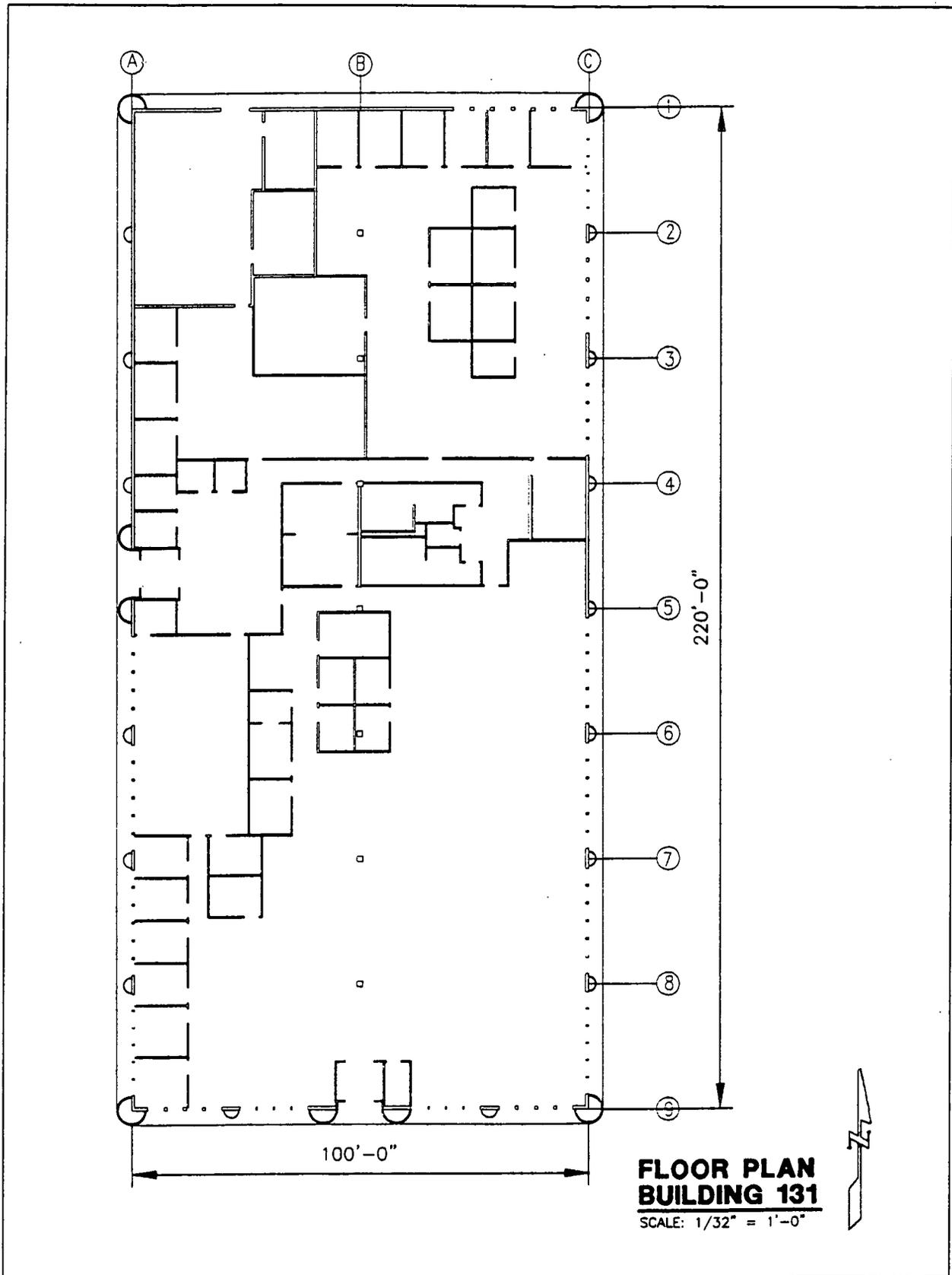
1. Location: Building 131 is located on the east side of the Building 130W about 300 feet north of West Access Road and just west of First Street.
2. Description: It is a one story, 22,000 SF general office building, built in 1986. This facility has a steel frame with anodized aluminum siding similar in color to the skin of Buildings 130 and 130W and a standing seam, sloped metal roof. Landscaped (mostly gravel) earth berms surround the building to about the sill level. It has a rated occupancy of approximately 121 people.
3. Future Usability:
 - Assumed Reuse: General office.
 - Assets: Relatively young age, stand alone HVAC system, flexible floor plan (almost entirely open office areas or demountable partition enclosed offices with a small core area with restrooms, etc.).
 - Liabilities: None known.



SITE PLAN

SCALE: 1" = 100'-0"

Existing Site Plan



**FLOOR PLAN
BUILDING 131**
SCALE: 1/32" = 1'-0"

Existing Floor Plan

Basic Facility Data and Condition:	Description	Condition (see "Methodology")
1. General Data:		
a) Constructed:	1986	
b) Past Use:	Administration (DOE)	
c) Current Use:	Administration (DOE)	
2. Architectural:		
a) Roofing Type	Tapered, standing seam metal	Fair
b) Exterior Walls	Anodized Aluminum panel	Poor (seals)
c) Construction Material	Metal Frame	Good
d) Window Types	Non-op, double-glazed, Alum Frame	Fair
e) Foundation Type	Slab on grade	Good
f) Interior Partitions	Demountable office partitions	Poor
g) Interior Flooring Type	Carpet and Ceramic Tile	Poor
h) Alterations and Additions	None	N/A
3. Site Features		
a) Sidewalk Type	Concrete	Fair
b) Parking Type	Dedicated Asphalt Lot	Fair
c) Landscaping	Rock	N/A
d) Irrigation	None	N/A
e) Exterior Lighting	Parking Lot	Fair
4. Mechanical		
a) Air Conditioning	Chillers outside	Fair
b) Ventilation	Forced Air	Fair
c) Heating Type	Gas-fired Boilers	Poor
d) Sewer Type/ Connection	Central Treatment Plant	Good
5. Electrical		
a) Transformer	None	
b) Main	TBD	
c) Standby Generator	None	
d) Intrusion Alarm	Yes	
6. Fire Protection		
a) Automatic Sprinkler System	Yes	Good
b) Standpipe	No (Disabled)	N/A
c) Fire Alarm System	Yes (Pull Station)	Good
d) Smoke Detectors	No	N/A

	<i>Description</i>	<i>Condition*</i>
7. ADA:		
a) Elevator	N/A	N/A
b) Ramps	N/A	N/A
c) Restroom	No	Lacks pipe shielding
d) Corridor	Yes	Good
e) Drinking Fountain	Yes	Good
8. Information Systems		
a) Phone	Yes	Standard phones
b) LAN-wired	Yes	N/A
9. Principal Installed Equipment: Lectreivers.		

Related Structures: None.

Special Facility Features: None.

Near Term Scheduled Upgrades: Data/telecom, etc.

Historical Significance: None known.

Environmental Considerations: Unknown at this time.

Possible Alternative Use(s): Any standard office, classroom, or light manufacturing use.

Useful Life: It has an estimated life of at least 30 years.

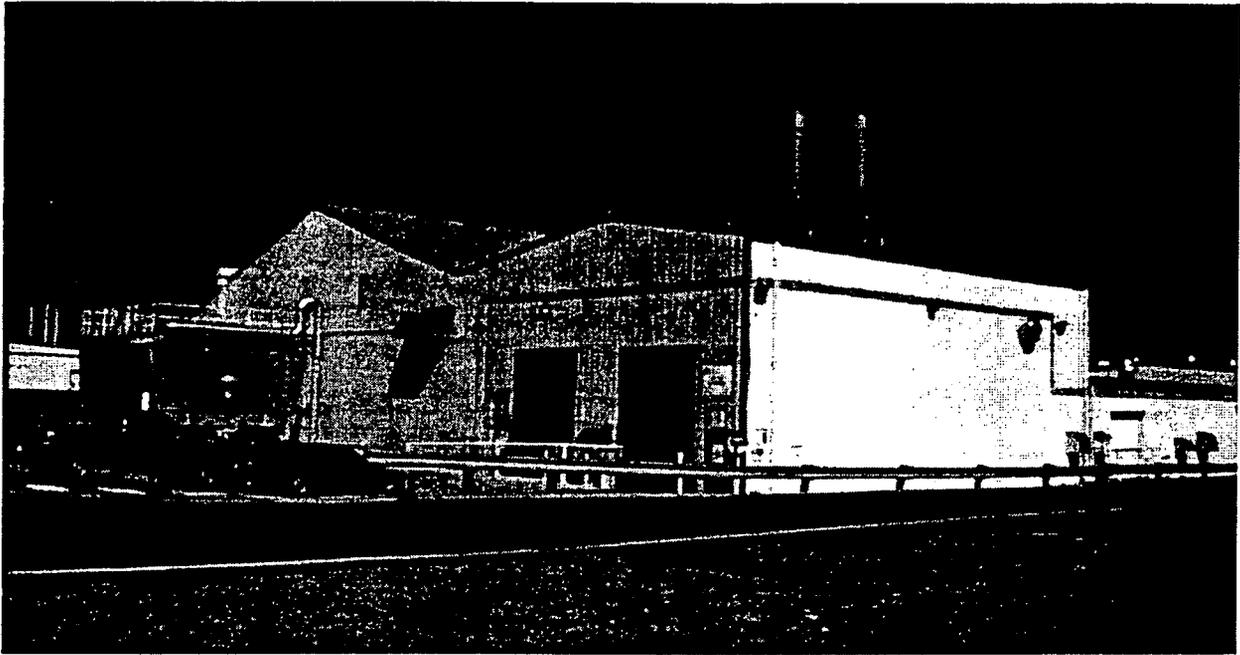
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Reuse Summary

ELEMENT	TIME FRAME	COST	RESPONSIBILITY
<i>Environmental Remediation</i> - Unknown at this time	<2006	(One time \$)	DOE
<i>Operational Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Total</i>	<2006	(Annual \$) 29,000 96,000 <u>201,000</u> 326,000	DOE
<i>Minimal Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Total</i>	<2006	(Annual \$) 7,000 0 <u>40,000</u> 47,000	DOE
<i>Upgrades/Conversions</i> <i>(Capital Improvements)</i>		(One time \$)	
<ul style="list-style-type: none"> • <i>Code/ADA Compliance</i> <ul style="list-style-type: none"> - Restroom improvements 11,000 - Signage upgrades <u>3,000</u> 14,000 • <i>Architectural</i> <ul style="list-style-type: none"> - Replace floor coverings - General upgrades 51,000 <i>Subtotal</i> <u>68,000</u> 119,000 • <i>Structural</i> <ul style="list-style-type: none"> - None • <i>Site</i> <ul style="list-style-type: none"> - Resurface parking lots 59,000 - Upgrade landscaping <u>25,000</u> <i>Subtotal</i> 84,000 • <i>HVAC</i> <ul style="list-style-type: none"> - Assumed miscellaneous upgrades 23,000 • <i>Electrical</i> <ul style="list-style-type: none"> - Assumed miscellaneous upgrades 11,000 • <i>Information Systems</i> <ul style="list-style-type: none"> - Assumed miscellaneous upgrades 11,000 			

<p><i>Subtotal Upgrades/Conversion</i></p> <ul style="list-style-type: none"> • <i>Contingency</i> <p><i>Total Upgrades/Conversion</i></p>	<p>>2006 (Prior to reoccu- pancy)</p>	<p>260,000 <u>26,000</u> 286,000</p>	<p>New owner/ developer</p>
<p><i>Other</i></p> <ul style="list-style-type: none"> • <i>Tenant Improvements</i> 	<p>>2006 (Prior to reoccu- pancy)</p>	<p>227,000</p>	<p>New owner/ developer</p>

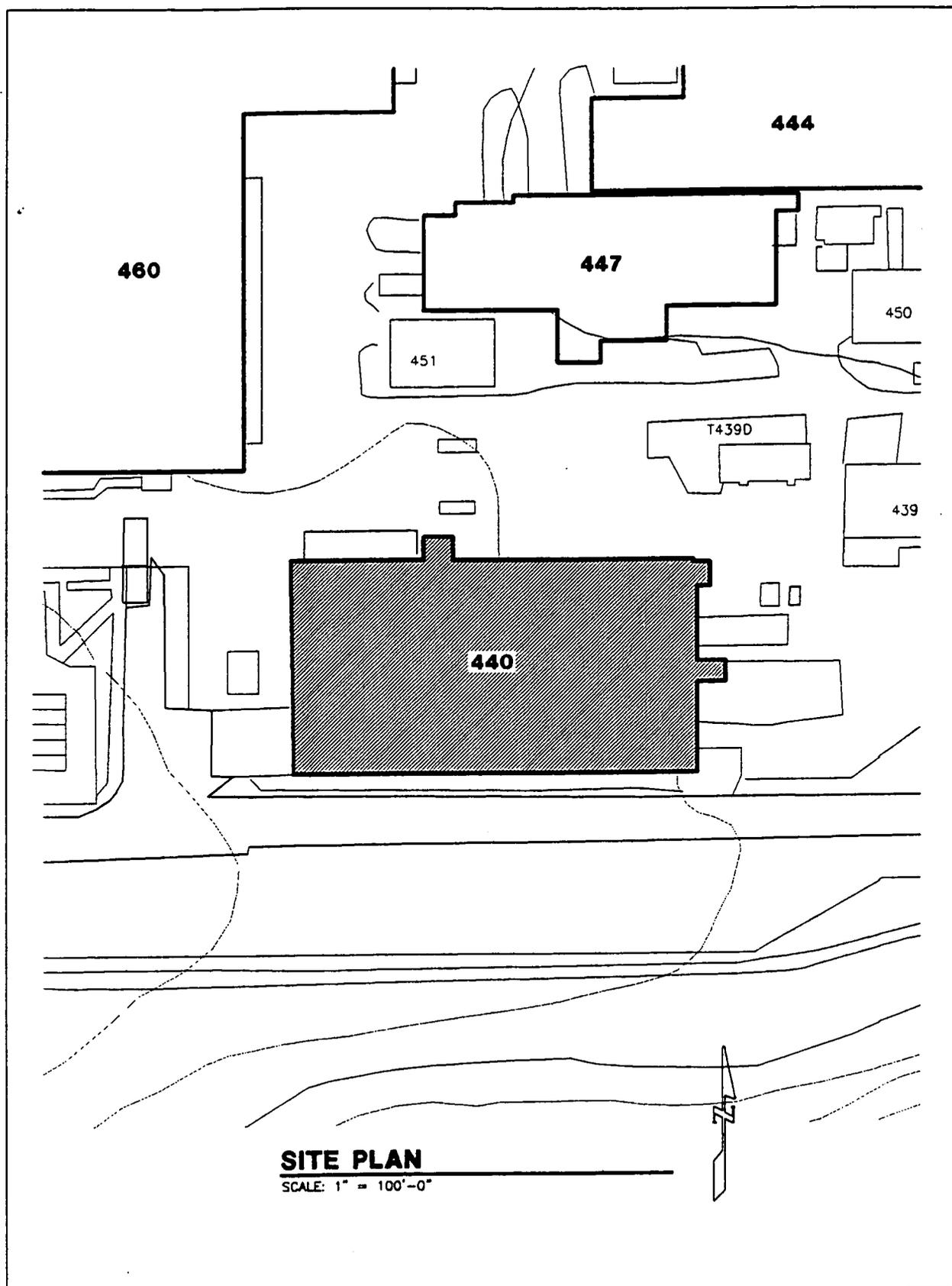
BUILDING 440
Facility Assessment and Summary



Building 440 - View from Southwest

Narrative Summary:

1. Location: Building 440 is located just northeast of the intersection of Fourth Street and Cactus Avenue in the south-central portion of the Industrial Area.
2. Description: It is a railcar and truck modification facility constructed in 1971. This facility, containing 34,320 SF, is a single story steel framed, metal-sided and roofed building with an elevated center rail bay. It has a small amount of interior office space.
3. Future Usability:
 - Assumed Reuse: Warehouse or manufacturing.
 - Assets: Rail siding, high bay with traveling crane.
 - Liabilities: Age, energy inefficiency, lack of independent heat source.



Existing Site Plan

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Basic Facility Data and Condition:	Description	Condition (see "Methodology")
1. General Data:		
a) Constructed:	1971	
b) Past Use:	Vehicle modification facility	
c) Current Use:	Storage of RCRA waste	
2. Architectural:		
a) Roofing Type	Metal seam	Fair
b) Exterior Walls	Metal Sean	Fair
c) Construction Material	Metal Frame	Good
d) Window Types	None	N/A
e) Foundation Type	Slab on grade	Good
f) Interior Partitions	CMU	Good
g) Interior Flooring Type	Concrete	Good
h) Alterations and Additions	None	N/A
3. Site Features		
a) Sidewalk Type	N/A	N/A
b) Parking Type	No dedicated Lot	N/A
c) Landscaping	None	N/A
d) Irrigation	None	N/A
e) Exterior Lighting	Security Lights	Fair
4. Mechanical		
a) Air Conditioning	N/A	N/A
b) Ventilation	N/A	N/A
c) Heating Type	Central Steam	Fair
d) Sewer Type/Connection	Central Treatment Plant	Good
5. Electrical		
a) Transformer	None	
b) Main	TBD	
c) Standby Generator	None	
d) Intrusion Alarm	Yes	
6. Fire Protection		
a) Automatic Sprinkler System	Yes	Good
b) Standpipe	No	N/A

		<i>Description</i>	<i>Condition</i>
c)	Fire Alarm System	Yes (Pull Station)	Good
d)	Smoke Detectors	No	N/A
7.	ADA: Facility does not meet ADA standards in any area.		
8.	Information Systems		
a)	Phone	Yes	Standard phones
b)	LAN-wired	Yes	N/A
9.	Principal Installed Equipment: Overhead, large capacity crane.		

Related Structures: Building 439A 50 meters to the northeast is a small maintenance and machine shop with one drive-through high bay and two other truck bays. It also has a one ton overhead crane and a small paint room.

Special Facility Features: Building 440 has its own rail siding extending into building.

Near Term Scheduled Upgrades: Data/telecom, etc.

Historical Significance: A relatively early Rocky Flats building. Housed support activities for the nuclear weapons program for two decades.

Environmental Considerations: Unknown at this time. Current use for waste storage will (??) require decontamination.

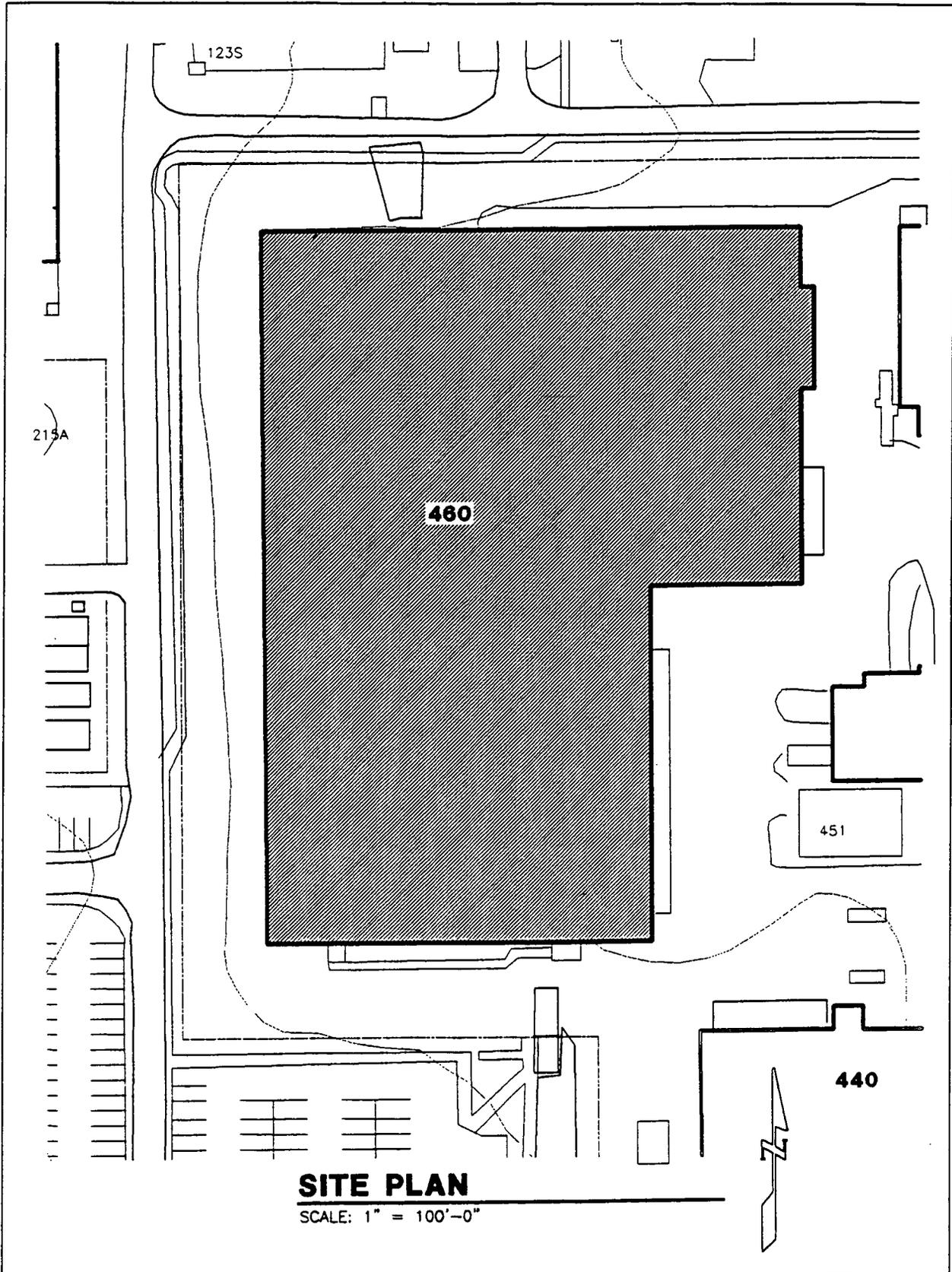
Possible Alternative Use(s): Any warehouse or manufacturing use.

Useful Life: Without major upgrades, this facility has an estimated life of 20 years.

Reuse Summary

<i>ELEMENT</i>	<i>TIME FRAME</i>	<i>COST</i>	<i>RESPONSIBILITY</i>
<i>Environmental Remediation</i> - Unknown at this time	<2006	(One time \$)	DOE
<i>Operational Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Total</i>	<2006	(Annual \$) 45,000 150,000 <u>58,000</u> 253,000	DOE
<i>Minimal Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Subtotal Total</i>		(Annual \$) 11,000 0 <u>12,000</u> 23,000	DOE
<i>Upgrades/Conversions</i> <i>(Capital Improvements)</i>		(One time \$)	
<ul style="list-style-type: none"> • <i>Code/ADA Compliance</i> <ul style="list-style-type: none"> - Restroom improvements 177,000 - Signage upgrades <u>5,000</u> 182,000 • <i>Architectural</i> <ul style="list-style-type: none"> - Replace floor coverings 80,000 - General upgrades <u>106,000</u> 186,000 • <i>Structural</i> <ul style="list-style-type: none"> - None • <i>Site</i> <ul style="list-style-type: none"> - Resurface parking lots 93,000 - Upgrade landscaping <u>40,000</u> 133,000 • <i>HVAC</i> <ul style="list-style-type: none"> - Construct boiler room 27,000 - New primary heat <u>34,000</u> 61,000 • <i>Electrical</i> <ul style="list-style-type: none"> - Assumed miscellaneous upgrades 18,000 • <i>Information Systems</i> <ul style="list-style-type: none"> - Assumed miscellaneous upgrades 18,000 			

<i>Subtotal Upgrades/Conversion</i> <ul style="list-style-type: none"> • <i>Contingency</i> <i>Total Upgrades/Conversion</i>	>2006 (Prior to reoccu- pancy)	598,000 <u>60,000</u> 658,000	New owner/ developer
<i>Other</i> <ul style="list-style-type: none"> • <i>Tenant Improvements</i> 	>2006 (Prior to reoccu- pancy)	106,000	New owner/ developer



SITE PLAN

SCALE: 1" = 100'-0"

Existing Site Plan

Bldg 460-2

BUILDING 460 Facility Assessment and Summary



Building 460 - View from South/Southeast

Narrative Summary:

1. Location: Building 460 is located east of Third Street between Cactus and Cottonwood Avenues in the southeastern portion of the Industrial Area.
2. Description: It was a large manufacturing facility later modified in part for office use. The south half of the building is two story office while the remainder is high bay manufacturing area. It was constructed in 1985 and contains 212,980 SF overall. It is a steel frame building with insulated steel panels and CMU wall construction. It has a sloped standing seam metal roof. It has an office occupancy of over 300 personnel. It also contains a 175 person seating capacity cafeteria with a service-only kitchen.
3. Future Usability:
 - Assumed Reuse: Manufacturing and associated administrative functions.
 - Assets: Relatively young age, enhanced power supply, high bay manufacturing area, high capacity flooring, loading docks.
 - Liabilities: Lack of independent heat source, difficult truck circulation due to nearness of Building 444 to the east (if 444 is demolished, excellent truck circulation could be easily accomplished).

Basic Facility Data and Condition:	Description	Condition (see "Methodology")
1. General Data:		
a) Constructed:	1985	
b) Past Use:	Consolidated non-nuclear manufacturing facility	
c) Current Use:	RFETS-DOE operations center (Admin)	
2. Architectural:		
a) Roofing Type	Sloped standing metal seam	Fair
b) Exterior Walls	Insulated Steel Panel and CMU	Fair
c) Construction Material	Metal Frame	Good
d) Window Types	Non-op, double-glazed, Alum Frame	Fair
e) Foundation Type	Slab on grade	Good
f) Interior Partitions	CMU and demountable office	Good
g) Interior Flooring Type	Carpet and Ceramic Tile	Good
h) Alterations and Additions	Added Office Space	Good
3. Site Features		
a) Sidewalk Type	Concrete	Fair
b) Parking Type	Dedicated asphalt lot	Fair
c) Landscaping	Yes	N/A
d) Irrigation	Yes	N/A
e) Exterior Lighting	Yes (Parking Lot and Walkways)	Fair
4. Mechanical		
a) Air Conditioning	Mechanical Cooling	Fair
b) Ventilation	Forced Air	Fair
c) Heating Type	Central Plant	Fair
d) Sewer Type/Connection	Central Treatment Plant	Good
5. Electrical		
a) Transformer	None	
b) Main	TBD	
c) Standby Generator	None	
d) Intrusion Alarm	Yes	

	<i>Description</i>	<i>Condition</i>
6. Fire Protection		
a) Automatic Sprinkler System	Yes	Good
b) Standpipe	No (Disabled)	N/A
c) Fire Alarm System	Yes (Pull Station)	Good
d) Smoke Detectors	Yes (in duct work)	Good
7. ADA		
a) Elevator	Yes	Good
b) Ramps	Main Entrance	Fair
c) Restroom	No	Lacks faucet levers/pipe shielding
d) Corridor	Yes	Good
e) Drinking Fountain	No	Too high
8. Information Systems		
a) Phone	Yes	Standard phones
b) LAN-wired	Yes	N/A

9. Principal Installed Equipment: Lectreivers.

Related Structures: Building 444 has HVAC controls.

Special Facility Features: 175 person capacity cafeteria (service-only kitchen); high bay area in rear 50% of building.

Other: There is limited truck access to the loading dock areas on the east side of the building.

Near Term Scheduled Upgrades: Data/telecom, etc.

Historical Significance: Unknown

Environmental Considerations: Unknown at this time.

Possible Alternative Use(s): Any standard office and manufacturing/warehouse use.

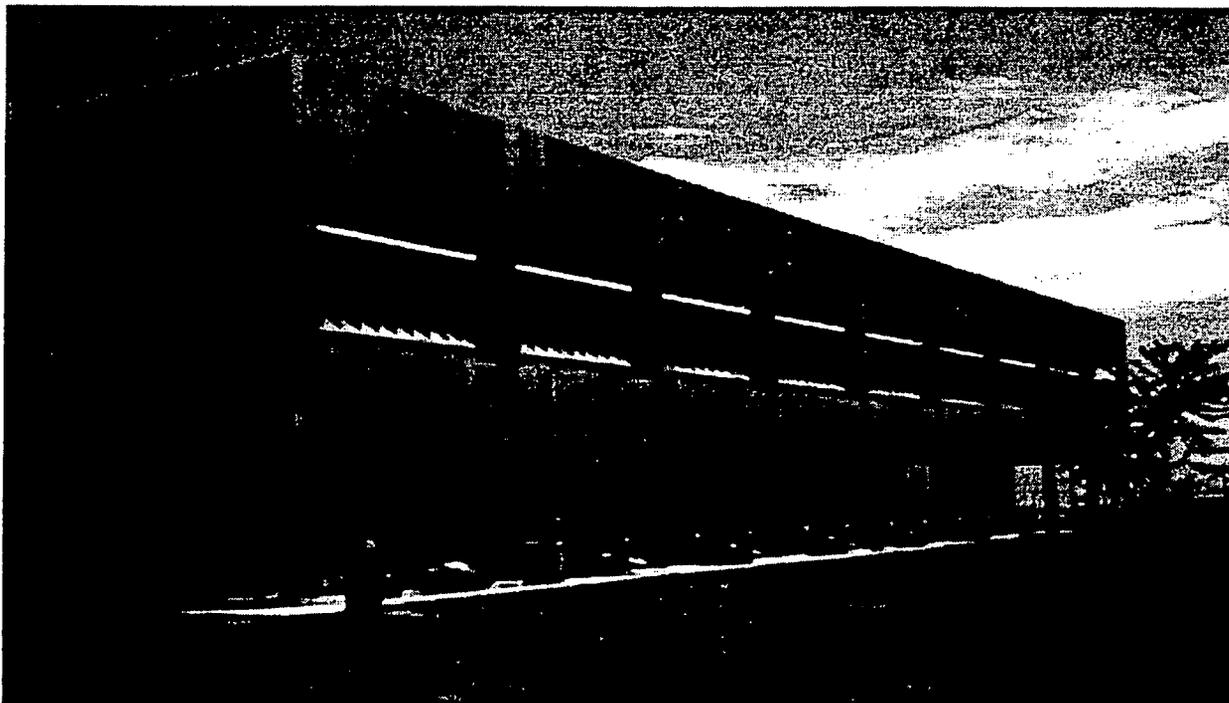
Useful Life: It has an estimated life of at least 30 years.

Reuse Summary

ELEMENT	TIME FRAME	COST	RESPONSIBILITY
<i>Environmental Remediation</i> - Unknown at this time	<2006	(One time \$)	DOE
<i>Operational Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Total</i>	<2206	(Annual \$) 279,000 932,000 201,000 1,412,000	DOE
<i>Minimal Maintenance/Utilities</i> - General maintenance - Janitorial - Utilities <i>Subtotal Total</i>	<2006	(Annual \$) 70,000 0 40,000 110,000	DOE
<i>Upgrades/Conversions</i> <i>(Capital Improvements)</i>		(One time \$)	
<ul style="list-style-type: none"> • <i>Code/ADA Compliance</i> <ul style="list-style-type: none"> - Restroom improvements 110,000 - Signage upgrades <u>33,000</u> <i>Subtotal</i> 143,000 • <i>Architectural</i> <ul style="list-style-type: none"> - Repair/refinish floors 110,000 - General upgrades <u>329,000</u> <i>Subtotal</i> 429,000 • <i>Structural</i> <ul style="list-style-type: none"> - None • <i>Site</i> <ul style="list-style-type: none"> - Resurface parking lots 288,000 - Upgrade landscaping <u>82,000</u> <i>Subtotal</i> 370,000 • <i>HVAC</i> <ul style="list-style-type: none"> - Construct boiler room 165,000 - New primary heat <u>208,000</u> <i>Subtotal</i> 373,000 • <i>Electrical</i> <ul style="list-style-type: none"> - Assumed miscellaneous upgrades 66,000 			

<ul style="list-style-type: none"> • <i>Information Systems</i> <li style="padding-left: 20px;">- Assumed miscellaneous upgrades <p><i>Subtotal Upgrades/Conversion</i></p> <ul style="list-style-type: none"> • <i>Contingency</i> <p><i>Total Upgrades/Conversion</i></p>	<p>>2006 (Prior to reoccu- pancy)</p>	<p>66,000</p> <p>1,457,000</p> <p><u>146,000</u></p> <p>1,603,000</p>	<p>New owner/ developer</p>
<p><i>Other</i></p> <ul style="list-style-type: none"> • <i>Tenant Improvements</i> 	<p>>2006 (Prior to reoccu- pancy)</p>	<p>877,000</p>	<p>New owner/ developer</p>

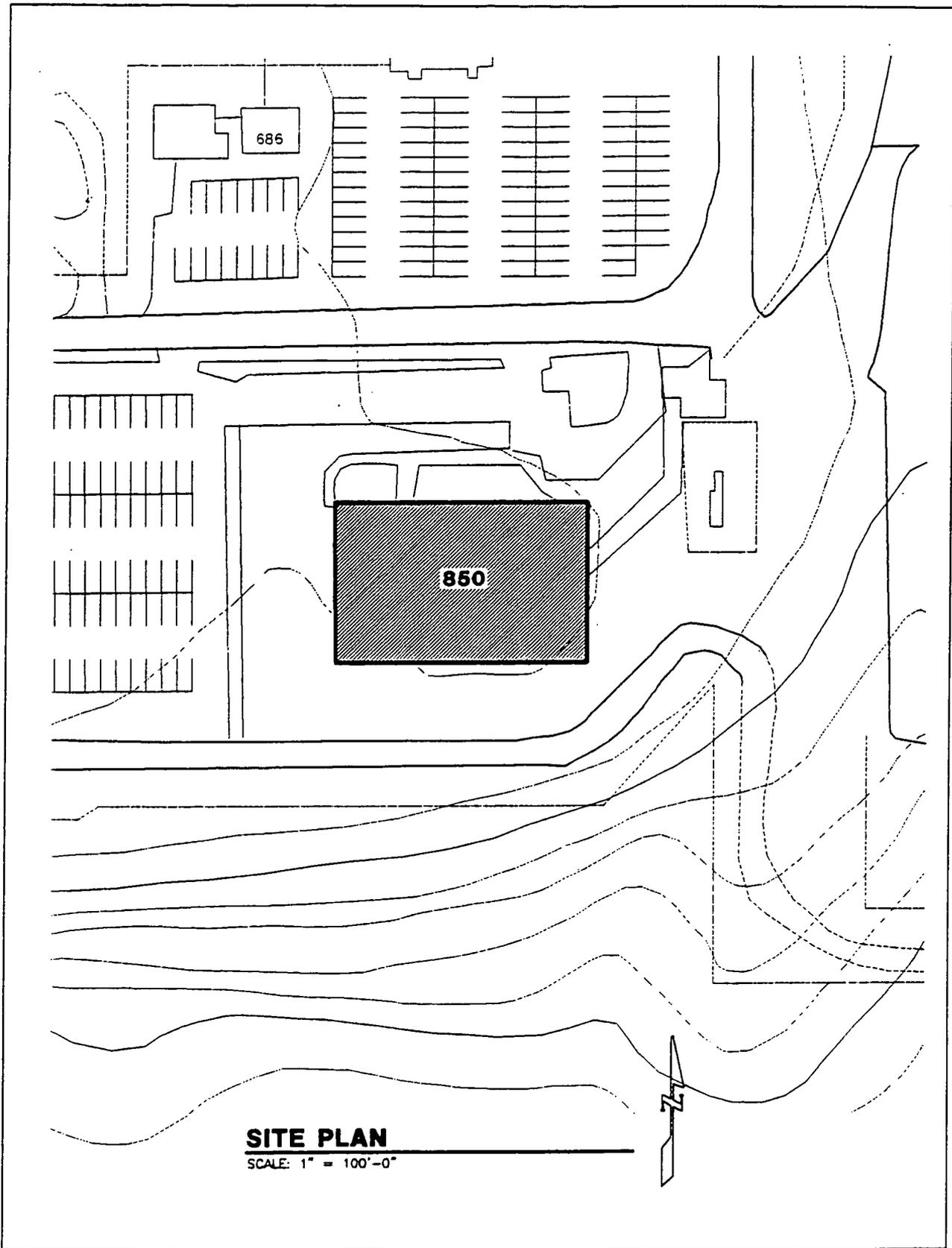
BUILDING 850
Facility Assessment and Summary



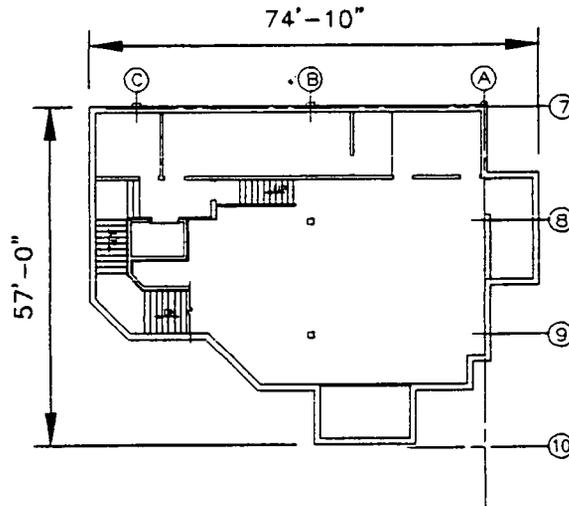
Building 850 - View from Southwest

Narrative Summary:

1. **Location:** Building 850 is located east of Seventh Street and Parking Area 850 and north of Cactus Avenue in the southcentral part of the Industrial Area.
2. **Description:** It is a general office building holding a number of different organizations. The facility is a two story (with partial basement), steel frame, anodized aluminum metal-sided structure with a flat, modified bitumen roof. It was constructed in 1984 and comprises a total of 39,894 SF. It has an occupancy rating of approximately 100 personnel. It contains a service-only cafeteria with an approximate 100 person seating capacity.
3. **Future Usability:**
 - **Assumed Reuse:** General office.
 - **Assets:** Relatively young age, flexible floor plan (two small central cores with open office areas), daylighting on second floor.
 - **Liabilities:** lack of independent heat source.

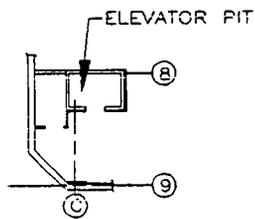


Existing Site Plan



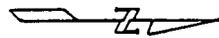
**BASEMENT FLOOR
PLAN - BUILDING 850**

SCALE: 1/32" = 1'-0"



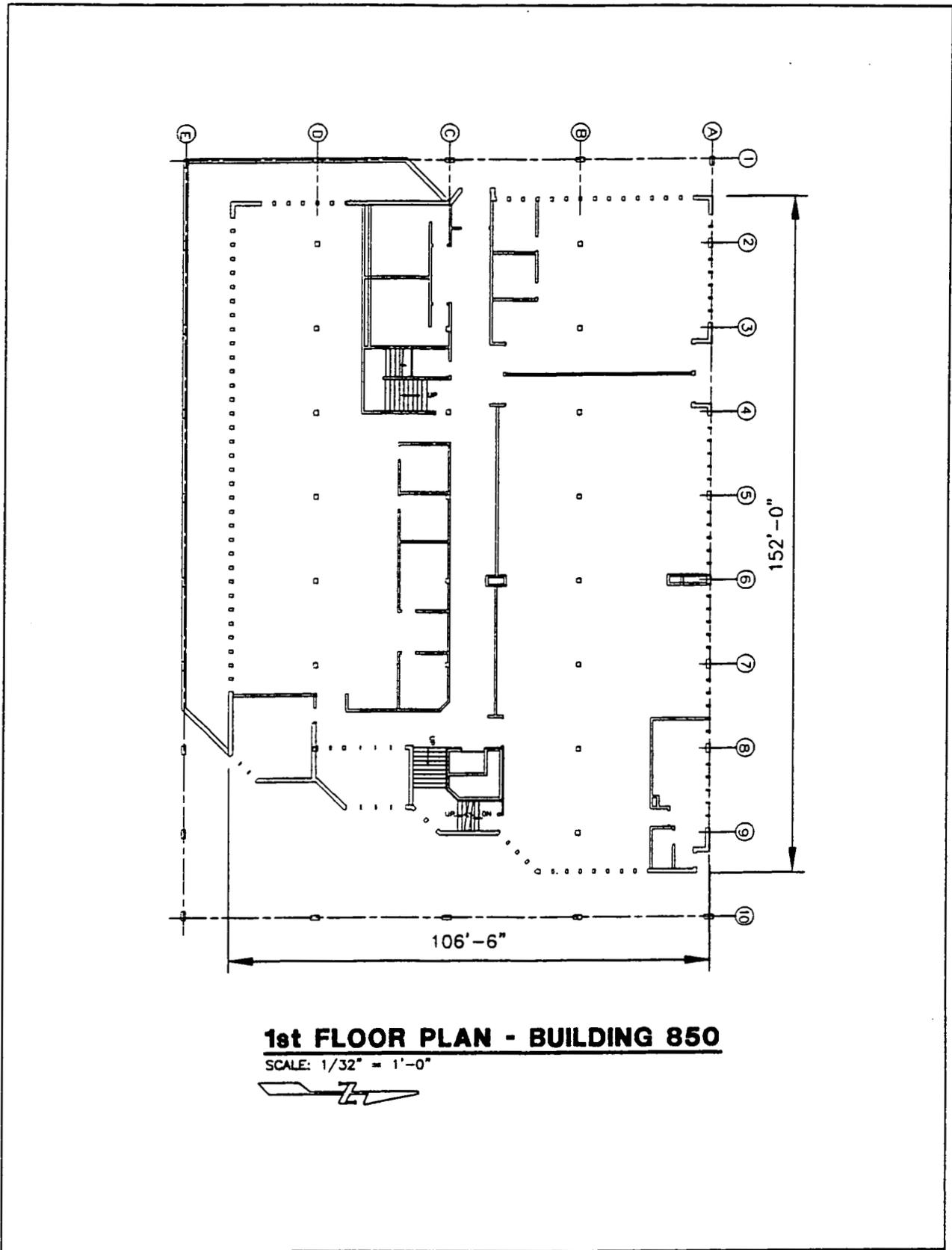
**PARTIAL SUB-BASEMENT
FLOOR PLAN - BUILDING 850**

SCALE: 1/32" = 1'-0"



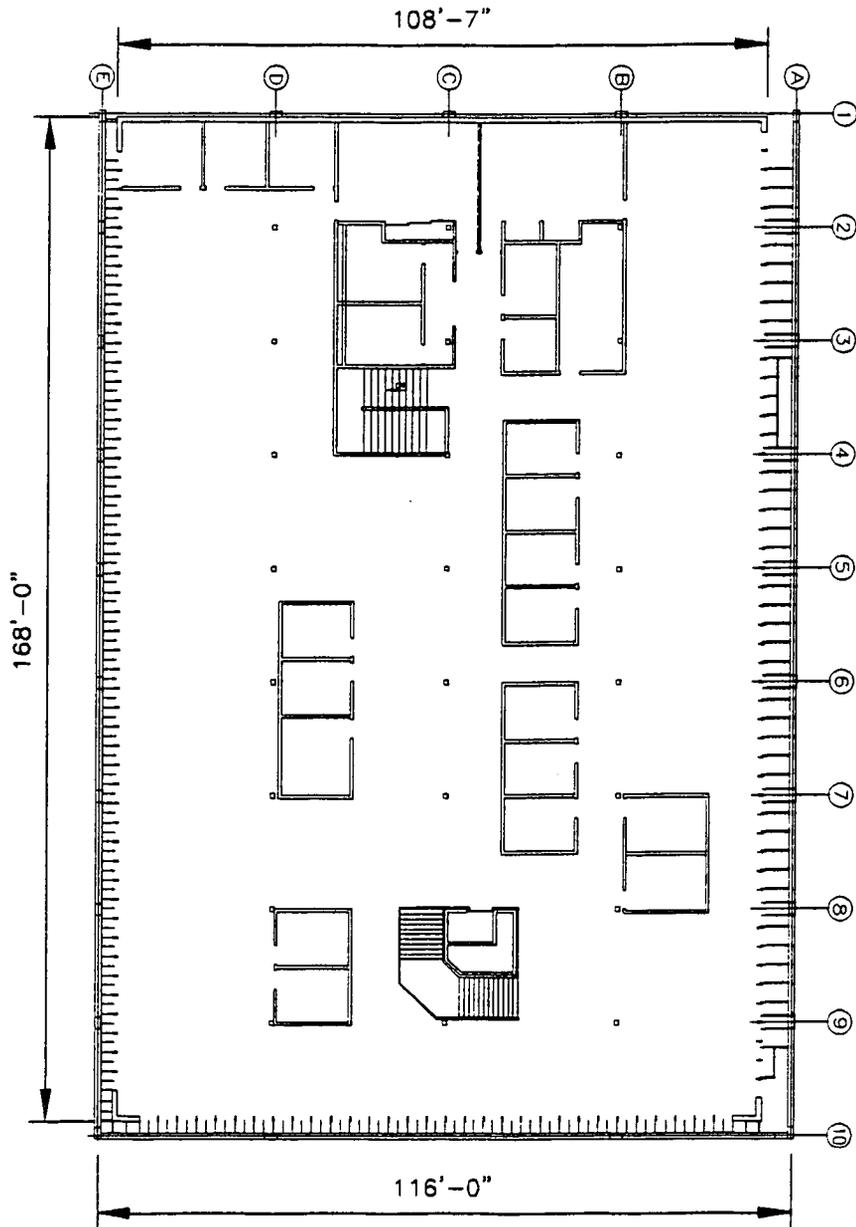
Existing Floor Plan - Basement

60



Existing Floor Plan - 1st Floor

61



2nd FLOOR PLAN - BUILDING 850

SCALE: 1/32" = 1'-0"



Existing Floor Plan - 2nd Floor

62

Basic Facility Data and Condition:	Description	Condition (see "Methodology")
1. General Data:		
a) Constructed:	1984	
b) Past Use:	Administrative space/cafeteria.	
c) Current Use:	Administrative (cafeteria closed).	
2. Architectural:		
a) Roofing Type	Flat, multiple built up	Fair
b) Exterior Walls	Anodized Aluminum Panel and pre-cast concrete	Poor (seals)
c) Construction Material	Metal Frame	Good
d) Window Types	Non-op, double-glazed, Alum Frame	Fair
e) Foundation Type	Slab on grade	Good
f) Interior Partitions	GWB on steel; demountable office partitions	Good
g) Interior Flooring Type	Carpet and Ceramic Tile	Fair
h) Alterations and Additions	None	N/A
i) Other	Large outdoor patio and bench area (south side)	Good
3. Site Features		
a) Sidewalk Type	Concrete	Fair
b) Parking Type	Dedicated asphalt lot	Fair
c) Landscaping	Yes	N/A
d) Irrigation	Yes	N/A
e) Exterior Lighting	Yes (Parking Lot and Walkways)	Fair
4. Mechanical		
a) Air Conditioning	Roof Evap Cooler	Fair
b) Ventilation	Forced Air	Fair
c) Heating Type	Central Steam Plant	Fair
d) Sewer Type/Connection	Central Treatment Plant	Good
5. Electrical		
a) Transformer	None	
b) Main	TBD	
c) Standby Generator	None	
d) Intrusion Alarm	Yes	
6. Fire Protection		
a) Automatic Sprinkler System	Yes	Good
b) Standpipe	No (Disabled)	N/A
c) Fire Alarm System	Yes (Pull Station)	Good
d) Smoke Detectors	No	N/A

	<i>Description</i>	<i>Condition</i>
7. ADA		
a) Elevator	Yes	Good
b) Ramps	N/A	N/A
c) Restroom	No	Lacks pipe shielding
d) Corridor	Yes	Good
e) Drinking Fountain	Yes	Good
8. Information Systems		
a) Phone	Yes	Standard phones
b) LAN-wired	Yes	N/A
9. Principal Installed Equipment:	N/A	

Related Structures: None.

Special Facility Features: Large service-only cafeteria; large outdoor patio and break area.

Near Term Scheduled Upgrades: Data/telecom, etc.

Historical Significance: None known.

Environmental Considerations: Unknown at this time.

Possible Alternative Use(s): Any standard office/administrative use.

Useful Life This facility has an estimated life of at least 30 years.

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Reuse Summary

ELEMENT	TIME FRAME	COST	RESPONSIBILITY
<i>Environmental Remediation</i> - Unknown at this time	<2006	(One time \$)	DOE
<i>Operational Maintenance/Utilities</i> - General maintenance - Custodial - Utilities <i>Total</i>	<2006	(Annual \$) 52,000 175,000 <u>201,000</u> 428,000	DOE
<i>Minimal Maintenance/Utilities</i> - General maintenance - Janitorial - Utilities <i>Subtotal Total</i>	<2006	(Annual \$) 13,000 0 <u>40,000</u> 53,000	DOE
<i>Upgrades/Conversions</i> <i>(Capital Improvements)</i>		(One time \$)	
• <i>Code/ADA Compliance</i> - Restroom improvements - Signage upgrades		21,000 <u>6,000</u> 27,000	
• <i>Architectural</i> - Replace floor coverings - General upgrades <i>Subtotal</i>		92,000 <u>123,000</u> 215,000	
• <i>Structural</i> - None			
• <i>Site</i> - Resurface parking lots - Upgrade landscaping <i>Subtotal</i>		108,000 <u>46,000</u> 154,000	
• <i>HVAC</i> - Construct boiler room - New primary heat <i>Subtotal</i>		31,000 <u>39,000</u> 70,000	
• <i>Electrical</i> - Assumed miscellaneous upgrades		21,000	
• <i>Information Systems</i> - Assumed miscellaneous upgrades		21,000	

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<p><i>Subtotal Upgrades/Conversion</i></p> <ul style="list-style-type: none"> • <i>Contingency</i> <p><i>Total Upgrades/Conversions</i></p>	<p>>2006 (Prior to reoccupancy)</p>	<p>508,000 <u>51,000</u> 559,000</p>	<p>New owner/ developer</p>
<p><i>Other</i></p> <ul style="list-style-type: none"> • <i>Tenant Improvements</i> 	<p>>2006 (Prior to reoccupancy)</p>	<p>411,000</p>	<p>New owner/ developer</p>

Costs

The following table summarizes costs for reusing the listed facilities. All costs are first quarter 1998 dollars.

	Bldg 125	Bldg 130	Bldg 130W	Bldg 131	Bldg 440	Bldg 460	Bldg 850
<i>Year Built</i>	1965	1985	1985	1986	1971	1985	1984
<i>Square Footage</i>	12,900	50,000	30,000	22,000	34,320	212,980	39,894
<i>Environmental Remediation</i>		0	0	0	0	0	0
<i>Operational Maintenance/Utilities (1998-2006)</i>	1,179,000	4,932,000	3,231,000	2,934,000	2,277,000	12,708,000	3,852,000
<i>Minimal Maintenance/Utilities (1998-2006)</i>	14,400	540,000	441,000	523,000	207,000	990,000	477,000
<i>Upgrades/Conversions</i>							
• <i>Code/ADA Compliance</i>	68,000	40,000	147,000	14,000	182,000	143,000	27,000
• <i>Architectural</i>	70,000	330,000	57,000	119,000	186,000	429,000	215,000
• <i>Structural</i>	0	0	0	0	0	0	0
• <i>Site</i>	50,000	236,000	107,000	84,000	133,000	370,000	154,000
• <i>HVAC</i>	23,000	154,000	70,000	23,000	61,000	373,000	70,000
• <i>Electrical</i>	7,000	31,000	14,000	11,000	18,000	66,000	21,000
• <i>Information Systems</i>	7,000	31,000	14,000	11,000	18,000	66,000	21,000
<i>Subtotal</i>	225,000	822,000	409,000	260,000	598,000	4,457,000	508,000
• <i>10% Contingency</i>	23,000	82,000	41,000	26,000	60,000	146,000	51,000
<i>TOTAL Upgrades/Conversions</i>	248,000	904,000	450,000	286,000	658,000	1,603,000	559,000
• <i>Tenant Improvements</i>	40,000	629,000	115,000	227,000	106,000	877,000	411,000

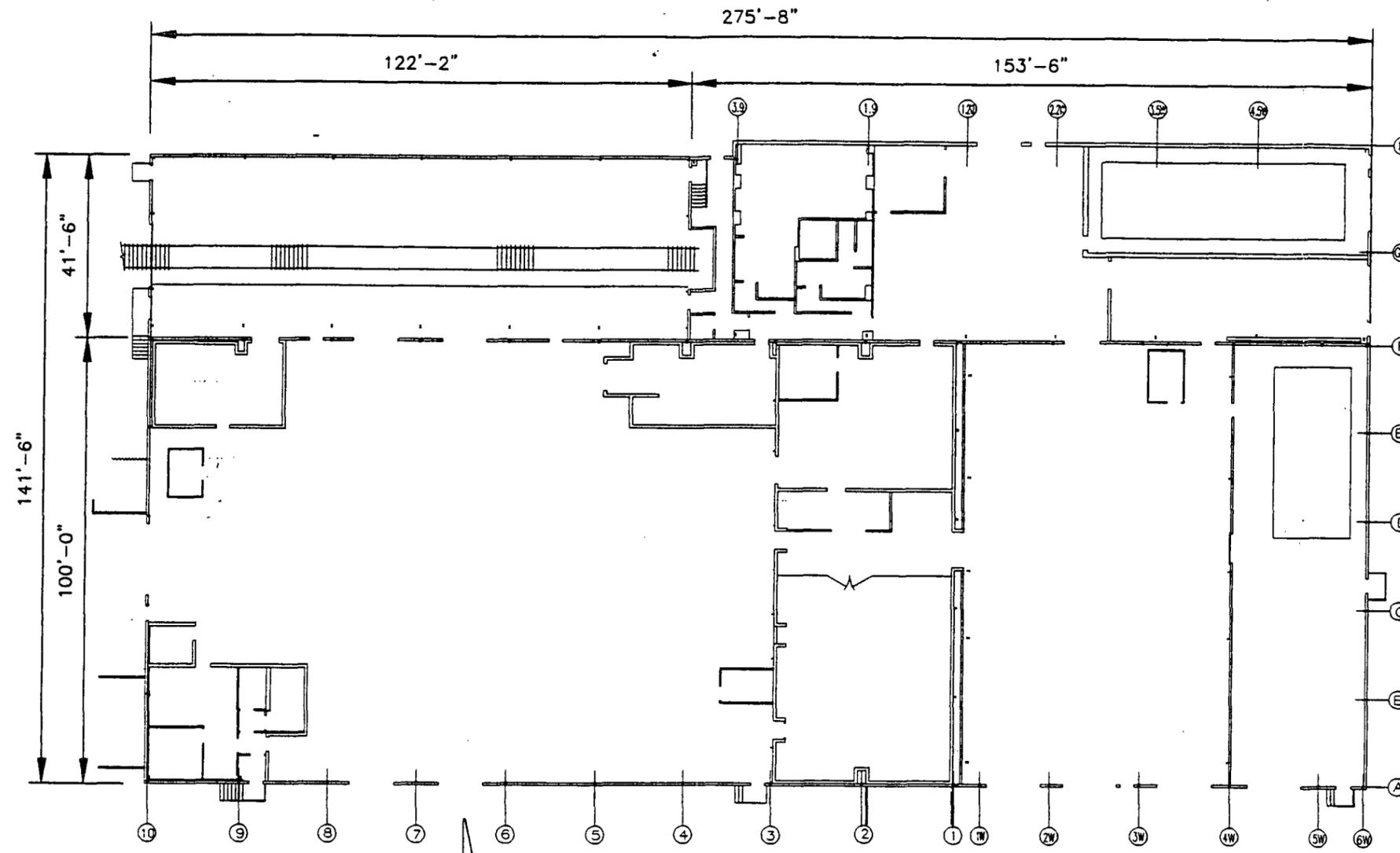
Summary

The condition and future usability of the buildings is directly related to their age and, less so, their function. The office buildings are generally in good and serviceable condition. Because of their construction and layout, they could be reworked to accommodate a large range of administrative and office type functions or entities. Costs for reuse of even those buildings, however, would be considerable, especially considering the fact that renovation and reuse will not happen for at least eight years (and ongoing maintenance would be required to preserve the possibility of future reuse). Also, with the exception of Building 131, a new primary heat source must be provided for each building. (The question of utility infrastructure and market viability, addressed in separate reports, must also be considered.)

Conclusions

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Reuse of the buildings is probably not feasible when viewed from a *strictly economic* standpoint, especially when considering other factors such as the need for infrastructure and Rocky Flats' isolated location. Reuse of the buildings will have to depend, at least in part, on a scenario which does not determine the viability for reuse of the buildings at Rocky Flats to based solely on their market value (one that draws on Rocky Flats' unique place in national and regional history, for example).

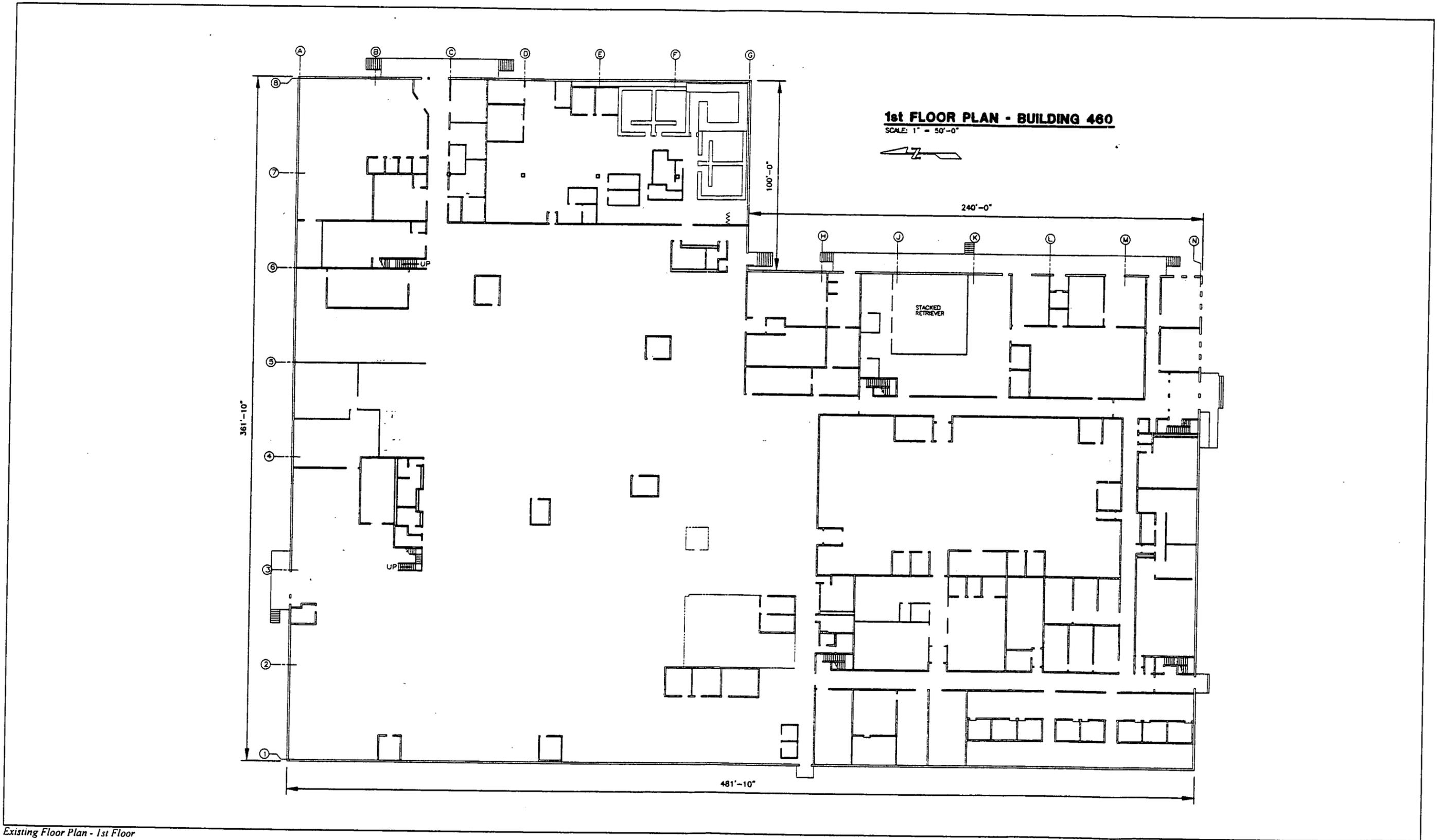


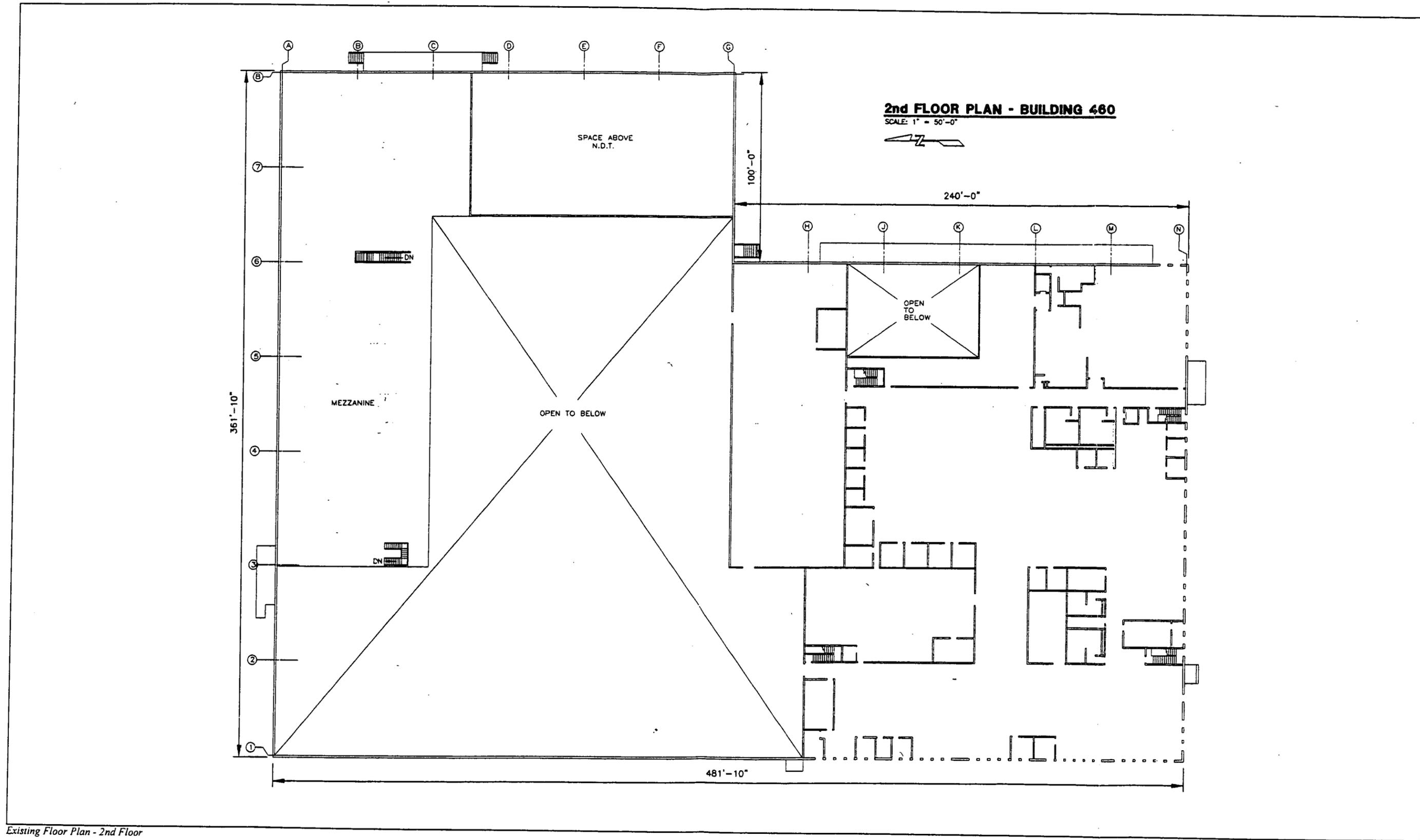
FLOOR PLAN - BUILDING 440

SCALE: 1/32" = 1'-0"

Existing Floor Plan

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Existing Floor Plan - 2nd Floor