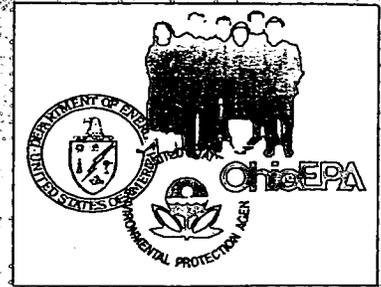


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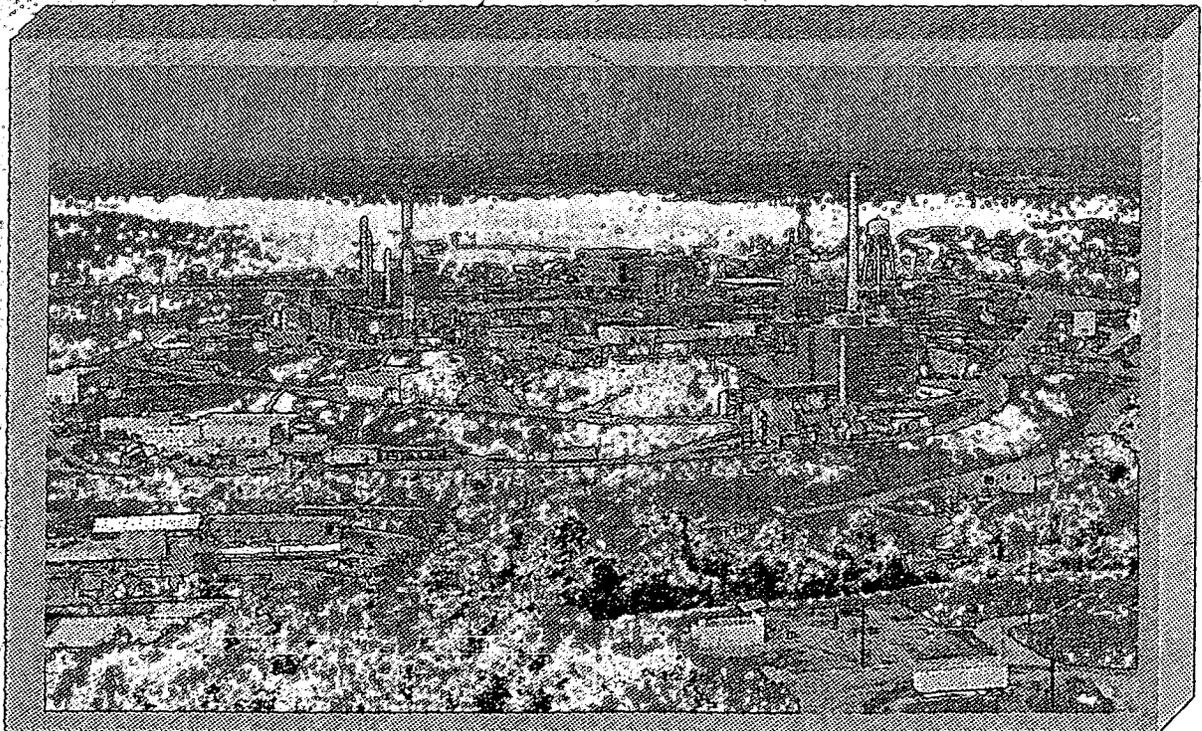
**LOCATED AT**

**END OF**

**DOCUMENT**



**MOUND PLANT**  
**Building Data Package**  
**Building 105**  
**Located within Release Block D**



BDP 105

REV	DESCRIPTION	DATE
0 PUBLIC RELEASE	Available for comments.	Sept. 4, 1997

# Mound Plant Recommendation Building 105

## BACKGROUND:

Building 105 is a 38,000 square foot two story steel-framed concrete building, located on the southeastern portion of the Mound property (on SM/PP Hill), which was constructed in 1986 to serve as a parts machining facility. The 35 foot high facility consists of a 29,000 square foot concrete ground floor (for operations) and a 9,000 square foot open grate mezzanine for mechanical and electrical equipment.

Building 105 has had only one use in its history, serving as a parts machining facility. Building 105 is currently leased to Thaler Machine Company for use in a similar capacity.

## RECOMMENDATION:

After thorough review of the environmental data and the building data package, the Core Team agrees that no environmental concerns are associated with Building 105; therefore, lease or sale of Building 105 for commercial/industrial use is protective of human health and the environment. The Core Team hereby recommends that the U.S. Department of Energy submit a letter to the Administrator of the U.S. EPA requesting final approval of the lease or sale of this property, as required by Section 120(h) of CERCLA.

## CONCURRENCE:

DOE/MEMP:

Sam Cheng  
Sam Cheng, D&D Team Leader

8/5/97  
(date)

USEPA:

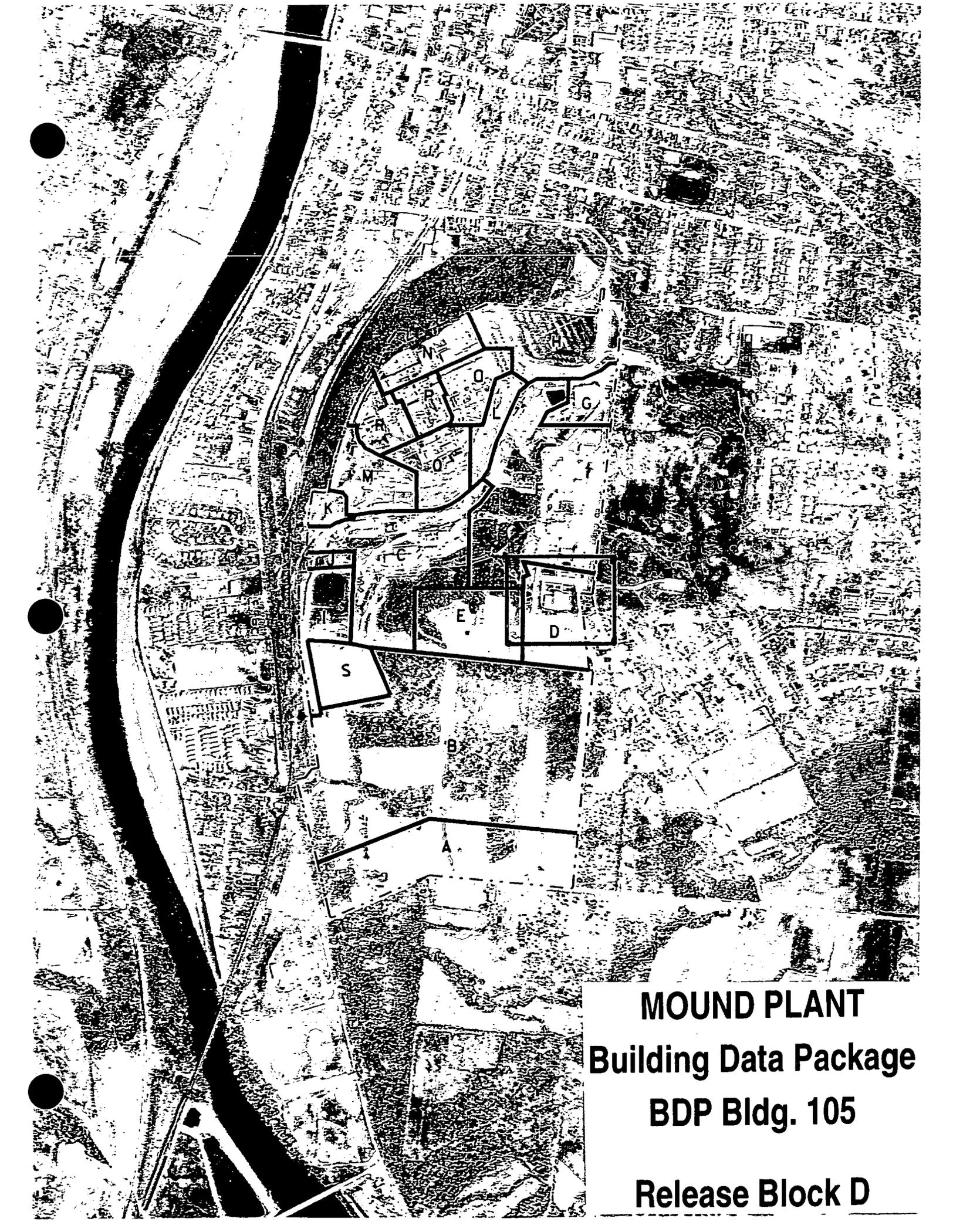
Timothy J. Fischer  
Timothy J. Fischer, Rem. Proj. Mgr.

8/5/97  
(date)

OEPA:

Brian K. Nickel  
Brian K. Nickel, Project Manager

8/5/97  
(date)



**MOUND PLANT**  
**Building Data Package**  
**BDP Bldg. 105**  
**Release Block D**



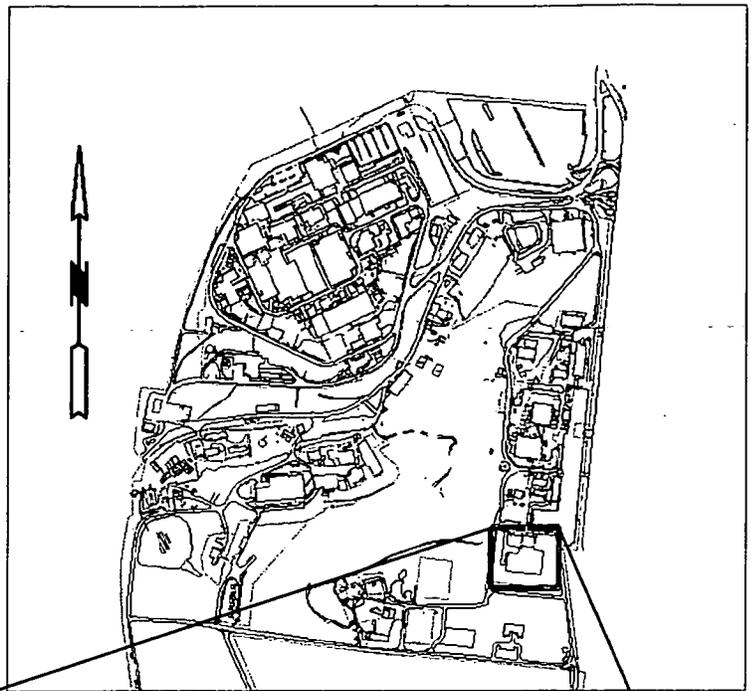
# Mound Plant Building 105

## Parts Machining

## Release Block D

On the map below:

- Building number and location shown in black
- PRS locations and numbers shown in blue
- Surrounding buildings shown in green
- Fencing shown in red
- Elevation contours shown in brown





Mound Plant Building 105

9.110-9

**BUILDING DATA PACKAGE (BDP)**

**BUILDING 105**

**DOE MOUND PLANT**

**MIAMISBURG, OHIO 45343**

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## 1.0 Summary

### 1.1 General

This document has been prepared in response to an agreement between the Department of Energy (DOE), the U.S. Environmental Protection Agency, and the Ohio Environmental Protection Agency. It is a Building Data Package of Building 105 located at the DOE Mound Plant in Miamisburg, Ohio. This investigation was performed in accordance with the procedures laid out in ASTM Standard Practice for Environmental Site Assessments; Phase I Environmental Site Assessment Process (Designation E 1527-94).

A facility review of Building 105 was performed in June 1994 and again in June 1997. This investigation included a facility review, a review of the historical aerial photographs and maps, a review of federal and state regulatory agency records, and a review of Mound records. In addition, a radiological survey was conducted. An analysis and inspection survey was performed of the building and of the area around the building.

Mound Plant is located in the southern portion of the corporation limits of Miamisburg, Ohio. The entire Mound Plant facility is situated on 305 acres of land and contains approximately 130 buildings. The subject property consists of Mound Plant Building 105 and a 15 foot perimeter border.

Building 105 was constructed in 1986 in an area known as the SM-PP Hill.

The 38,000 square foot facility consists of a 29,000 square foot concrete slab-on-grade ground floor and a 9,000 square foot open grating mezzanine for mechanical and electrical equipment. The steel-framed structure utilizes precast concrete sheer walls, is approximately 35'-0" high to the standing-seam metal roof system and bears on a spread footing and drilled pier foundation. There are three interior wall systems installed in Building 105. Primary interior walls are painted concrete block extending to the underside of the roof deck. The office area is constructed with vinyl-faced demountable walls that extend to the underside of a suspended ceiling system. The central group of shops is constructed with a similar demountable wall system with metal cladding. The main production areas are open to the structural roof framing.

The building was used as a parts machining facility and currently is leased to Thaler Machine Company in a similar capacity.

## 1.2 Statement of Environmental Concerns

There are no substantial environmental concerns related to Building 105. A Residual Risk Analysis has been completed for Release Block "D," which includes Building 105, and the risk is within the acceptable range of  $10E^{-4}$  to  $10E^{-6}$  based on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) criteria for the protection of human health. This range expresses the risk from carcinogens. For example,  $1.0E^{-4}$  equals one cancer in 10,000 people and  $1.0E^{-6}$  equals one cancer in 1,000,000 people.

## 2.0 Introduction

### 2.1 Purpose

The purpose of this Building Data Package is to identify, if possible, any recognized environmental conditions (defined below) that may affect the subject property.

### 2.2 Special Terms and Conditions

Key Site Manager – The Key Site Manager is the person identified by the owner of a property as having good knowledge of the uses and physical characteristics of the property. This individual is frequently, but not necessarily always, the Building Manager. Mr. Jeff Mark Tibbs, Building Manager, was designated as the Key Site Manager for Building 105 prior to its lease. Currently the Key Site Manager is Mr. Greg Donson of Thaler Machine Company.

Recognized Environmental Condition – The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a likely release, a past release, or a material threat of a release of any hazardous substances or petroleum into structures or into the ground, ground water, or surface water near the building. The term is not intended to include *deminimis* conditions that generally do not present a material risk of harm to public health or the environment, and that generally would not be the subject of an enforcement action brought to the attention of the appropriate governmental agencies.

### 2.3 Limitations and Exceptions of Assessment

Building 105 as stated above, is covered by the building footprint and the surrounding concrete roadway, concrete sidewalk, asphalt pavement, and grass covered areas around the perimeter of the building. Soil conditions beneath the building and the paved areas could not be observed. Based on the process history of Building 105 and the records of soil investigation in the area near Building 105, it was determined that no soil samples were required.

### 2.4 Limiting Conditions and Methodology Used

#### 2.4.1 On-Site Methodology

Mound Plant personnel examined the site on June 12, 1997. This examination consisted of a detailed inspection of the site and a survey of the neighboring facilities.

## 2.4.2 Use of Previous Assessments

This report used a variety of previous assessments completed by EG&G Mound and/or its subcontractors. The reports used were as follows.

- OU-9 Site Scoping Report, Volumes 1-12
- Mound Facility Physical Characterization, December 1992
- Active Underground Storage Plan, November 1994.
- MD-22153, Mound Site Radionuclides By Location, July 1995
- Building 105 Facility Review
- Facility Survey of Building 105
- Environmental Appraisal of the Mound Plant, March 1996
- Report For Phase 1, Environmental Assessment EG&G Mound Plant for Building 105
- Residual Risk Evaluation - Release Block D, December 1996

## 2.4.3 Historical Information

A complete title search of the Mound Plant was completed on June 3, 1995 for the site to determine the previous owners of the site.

## 2.4.4 Records Review

Environmental Data Resources (EDR), Inc., of Southport, Connecticut, a regulatory database search company, was contracted in 1995 to provide environmental regulatory information concerning the site and surrounding properties, consistent with the requirements of ASTM Standard E1527-94. This information was reviewed by Environmental Restoration personnel for indications of recognized environmental conditions.

### 3.0 Site Description

#### 3.1 Location and Legal Description

Building 105 is located at the U.S. Department of Energy Facility known as Mound Plant. Mound is situated in the city of Miamisburg, Miami Township, Montgomery County, state of Ohio, and is being a track of land containing 305.116 acres, more or less, situated in part of Section 30 and fractional Sections 35 and 36, Town 2, Range MRS and being all of city lots numbered 2259, 2290, 4777, 4778, and 4779 and part of out lot #6 lying within the city of Miamisburg, Ohio; and being the same premises convened in Warranty Deeds recorded in Volume 1214, pages 10, 12, 15, and 17, Volume 1215, page 347, Volume 1214, page 2105, Volume 1246, page 45, Volume 1258, page 74, Volume 1258, Volume 1256, page 179, and microfiche no. 81-376A01 and microfiche #81-323.

#### 3.2 Site and Vicinity Characteristics

The subject site consists of Mound Plant Building 105 and a perimeter border around the building.

The Mound facility is situated on 305 acres of land and contains approximately 130 buildings with a total of approximately 1.4 million square feet of floor space (the number of buildings is constantly diminishing as buildings are decommissioned and either sold or demolished). The original 182-acre site, purchased by the Manhattan Engineering District in 1946, consists of two hills and an intervening valley that runs approximately east and west. Building 105 is located on the Main Hill. The 124-acre tract, acquired in 1981, is an undeveloped mixture of fields and woods that undulates and slopes downward to the west, away from the main site. This area was acquired to serve as a buffer and has been used as a staging area and parking area for contractors working on-site.

To the west lies a Conrail Railroad line and the north south trending Miami-Erie Canal. The northern boundaries of the site abuts the historic residential area of Miamisburg, Ohio. Mound Road marks the northern half of the eastern perimeter of the facility then veers east, away from the southern half of the eastern boundary. A public golf course (belonging to the City of Miamisburg), the Miamisburg Mound Memorial Park, old agricultural fields, residential lots, and vacant wooded lots border against the facility along Mound Road. Benner Road forms the southern property line of the Mound Plant, with agricultural fields and farms occupying the lands beyond.

#### 3.3 Description of Structures, Roads, Other Improvements on the Site

Building 105 was constructed in 1986 to accommodate new parts machining operations.

The 38,000 square foot facility consists of a 29,000 square foot concrete slab-on-grade ground floor and a 9,000 square foot open grating mezzanine for mechanical and electrical equipment. The steel-framed structure utilizes precast concrete sheer walls, is approximately 35'-0" high to the standing-seam metal roof system and bears on a spread footing and drilled pier foundation. There are three interior wall systems installed in Building 105. Primary interior walls are painted concrete block extending to the underside of the roof deck. The office area is constructed with vinyl-faced demountable walls that extend to the underside of a suspended ceiling system. The central group of shops is constructed with a similar demountable wall system with metal cladding. The main production areas are open to the structural roof framing.

The HVAC system serving Building 105 was installed in 1986 and consists of three main air handling units, chilled water from the site distribution system, and high-temperature hot water also from the site distribution system. The hot water heating system is supplied with a 6-inch high-temperature hot water supply and return service. The piping enters at the loading dock and extends to feed the equipment on the mezzanine.

Building 105 is serviced by a 4-inch water main supplying the restrooms and extending to an electric water heater on the mezzanine level. A backflow preventer protects the domestic water system from the process water which is used throughout the facility.

The women's wheelchair-accessible restroom (Room 104) has two toilets and two lavatories. The men's wheelchair-accessible restroom (Room 106) contains three urinals, three toilets and three lavatories. One emergency eyewash station is located in Corridor 112.

The floor drains in the restrooms, locker rooms, and hub outlets on the mezzanine are connected to a 4-inch sanitary line which connects to a 6-inch sanitary main north of the facility. The main ties into the site sanitary drain system. A floor drain in Room 133 is connected to a 4-inch storm line which connects to an 8-inch storm main north of the facility.

Building 105 has an automatic sprinkler system, hose cabinets and portable fire extinguishers. Manual pull stations, which signal Mound's fire station, are located at the exits.

Thaler Machine Company currently uses two types of cutting fluids (Trim-Sol and Gulf Cut 11D). Trim-Sol is a water soluble coolant that is rotated out as a waste coolant in over 95% of the equipment. This waste coolant is transferred into a 1000 gallon container. Thaler is contracted with Perma-Fix who tests, removes, and hauls away the coolant. Gulf Cut 11D is a light oil cutting fluid used in only 3-4 machines. This oil never needs to be changed out.

The service is a high voltage to low voltage substation located on the mezzanine along with the major electrical equipment. There is no emergency power routed to the facility.

General lighting consists of primary fluorescent fixtures with incandescent lighting in the utility areas. Emergency lighting is provided by battery-pack incandescent fixtures.

The building is protected with a lightning protection system and the telephone service and public address systems are tied to the site communications systems.

#### 3.4 Information Reported by User Regarding Environmental Liens or Specialized Knowledge or Experience

The title search completed on June 3, 1995 indicated one lien against the property. That resulted from an unpaid Montgomery County incinerator fee. After this was discovered, the fee was paid and the lien was removed from the title.

#### 3.5 Current Uses of Building 105

Building 105 is currently leased to the MMCIC and occupied by Thaler Machine Company as a parts machining facility.

#### 3.6 Past Uses of Building 105

Building 105 has had only one use in its history and previously served as a parts machining facility.

## 3.7 Current and Past Uses of Adjacent Buildings

<b>Close Proximity to Building</b>	<b>Building Area (Sq. Ft.)</b>	<b>Current Use</b>	<b>Past Use</b>	<b>Direction from Building</b>
100	38,882	Vacant	Security Precinct	SW

These facilities appear to have had no environmental impact on Building 105.

## 4.0 Records Review

### 4.1 Standard Environmental Record Sources, Federal and State

Environmental Data Resources, Inc., of Southport, Connecticut, provided information regarding sites in the vicinity of the subject site, which appear in regulatory agency summaries and databases. Sites under the jurisdiction of various regulatory offices or programs were included in the EDR search report, provided in Appendix 7.9.

There are fourteen sites within the appropriate (see EDR document, Appendix 7.4) radii for an ASTM Phase I Environmental Site Assessment search. The properties are designated in Table 1 as well as in the EDR report.

All of the identified sites listed in Table 1 are located north or west of the Mound Plant. These other sites are as much as 170 feet lower in elevation than the Mound Plant main hill; thus they are down gradient or down slope in terms of surface water, and probably ground water flow. These other sites are very unlikely to adversely effect the soil or ground water conditions at the subject site.

The Mound Plant site was identified as a contaminated site on the National Priority List under CERCLA (Superfund) in 1989. The Mound Plant site was originally listed as a consequence of historic disposal practices including use of a commercial/industrial landfill, various spills, and the use of underground storage tanks, resulting in the contamination of soils and drinking water. The original contaminants of concern were calcium cyanide, copper cyanide, plutonium and its isotopes and compounds.

The clean-up of the Mound Site was originally to be accomplished under the CERCLA mandated procedures for regulating Superfund Sites using the operable unit (OU) system to define and characterize clean-up areas. As the clean-up effort went forward, it became apparent that the Mound Site did not fit the profile for a clean-up strategy based on the operable units. The Department of Energy (DOE), the United States Environmental Protection Agency (USEPA), and the Ohio Environmental Protection Agency (OEPA) designed a new decision making process for the clean-up of Mound. The new process is known formally as a "removal site evaluation process" and informally as the "Mound 2000 process." The Mound 2000 process system divided Mound in 19 Release Blocks containing over 400 Potential Release Sites (PRSs) with approximately 200 concerned with potentially contaminated soils, and the balance with potential contamination in buildings.

In compliance with permit requirements under RCRA, the Clean Water Act (CWA), the Safe Drinking Water Act (SDWA), and the Clean Air Act (CAA), Mound Plant has applied for or has received permits for its surface water discharges, air emissions, and hazardous waste program. Mound Plant has submitted both RCRA Part A and Part B permit applications and operates as a RCRA hazardous waste treatment and storage facility under an interim status. Mound Plant also maintains a NPDES surface water discharge permit with Facility I.D. number OH 009857. Permits for the open burning of wastes involving explosives and other fuels have been issued by the Regional Air Pollution Control Agency (RAPCA). Other operations that produce particulate or vaporous emissions are registered with RAPCA and OEPA. Mound Plant also submits annual Emergency and Hazardous Chemical Inventory forms to the OEPA, pursuant to SARA, Title III, the Emergency Planning and Community Right-to-Know Act. The 1995 version of this report indicated that no chemicals are stored in Building 105 in quantities above the regulatory threshold.

Table 1. Properties of ASTM Phase 1 Environmental Sites Assessment

Address and Property Name	Proximity	Status
U.S. DOE Mound Plant	Mound Road Miamisburg, OH (target property)	NPL, PADS, CERLIS, LUST, & TRIS
D.J. Ceramics	611 S. Main Street Miamisburg, OH (WNW)	LUST
CG&R	901 S. Main Street Miamisburg, OH (W)	LUST
GMC Delco Products Division	329 E. First Street Miamisburg, OH (NNW)	RCRIS-SQG, FINDS
Dayton Public Schools	348 W. First Street Miamisburg, OH (NNW)	RCRIS-SQG, FINDS
City of Miamisburg Pump Station	1021 S. Main Street Miamisburg, OH	UST
Richard Church, Sr. Estate	1009 S. Main Street Miamisburg, OH	LUST
Preston Adhesive Paper Co., Inc.	222 Mound Avenue Miamisburg, OH (N)	RCRIS-LQG, FINDS
Plocher Andrew Sons	4128 E. First Street Miamisburg, OH (N)	RCRIS-SQG, FINDS
Shell Oil Co.	1224 S. Main Street Miamisburg, OH	LUST
Point Store	155 S. Main Street Miamisburg, OH (N)	LUST
Miamisburg Water Treatment Plant	302 S. Riverview Miamisburg, OH (NW)	LUST
Miamisburg Well Field/Unknown Source	302 S. Riverview Miamisburg, OH (NW)	LUST
Technicote, Inc.	222 Mound Avenue Miamisburg, OH (N)	RCRIS-SQG, UST, LUST

#### 4.2 Physical Setting Sources(s)

See Appendix 7.2, Phase I, Environmental Assessment EG&G Mound Plant Building 105.

#### 4.3 Historical Use Information.

A history of the site was developed to identify past uses that may have an environmental impact. A title search was performed on June 3, 1995 to establish a history of ownership. The history of operations comes from other documents. In the summer of 1942, the United States Army organized the Manhattan Energy District for the purpose of developing an atomic bomb. This undertaking became known as the "Manhattan Project." In 1943, the director of Monsanto Chemical Company (MCC, now Monsanto Corporation) Central Research department in Dayton, Ohio, accepted the responsibility for chemistry and the metallurgy of radioactive polonium-210, and the Dayton Project was launched. MCC operated five (5) units of the Dayton Project at various locations around the Dayton area. For Dayton Unit V (more formally known as the Dayton Engineer Works under the Dayton Engineer District), a 128-acre site on the outskirts of the town of Miamisburg, Montgomery County, Ohio, was selected in 1946 as the location for a permanent research facility in support of the Manhattan Project. In July 1946, the Monsanto Research Corporation (MRC), a subsidiary of MCC, engaged the firm of Giffels and Vallet of Detroit, Michigan, to design the plant. Construction of the new facility, consisting of fourteen (14) original buildings began in February 1947 by Maxon Construction Co., Dayton, Ohio. The plant was the first permanent facility of the Atomic Energy Commission, which succeeded the wartime Manhattan Engineering District. The Mound Plant was occupied by MRC personnel in May 1948 and operations involving radionuclides began in January 1949.

Mound Plant is a Government Owned/Contractor Operated (GOCO) facility, originally administered under the Oak Ridge Operations office of the AEC. The plant was assigned new production and development functions in 1955 when the administrative control was assumed by the AEC's Santa Fe operations office. The Santa Fe Operations Office was changed to the Albuquerque Operations office in April 1956. In January 1975, upon the dissolution of the AEC, the plant formally came under the Energy Research and Development Administration. In October 1977, the plant was incorporated into the DOE complex and the facility designation was changed from Mound Laboratory to Mound Plant. MRC was the sole operating contractor until October 1988 when EG&G Mound Applied Technologies took over.

## 4.4 Additional Record Sources

### 4.4.1 History of Past Spills and Releases

#### 4.4.1.1 Associated PRS Overview

As a result of the investigations and documentation conducted to comply with the CERCLA cleanup process via the FFA/DOE ER program, DOE and EG&G Mound Applied Technologies have tabulated all the Potential Release Sites (PRSs). Many additional contaminants of concern and types of operations were identified beyond the original NPL listing of site activities. A total of 414 PRSs have been identified. None of these 414 PRSs have been attributed to the operations in Building 105. The PRS that is in the general vicinity of Building 105 is PRS 379.

PRS 379 - Identified as an isolated Plutonium (Pu238) hot spot during the OU5 non-AOC (Area of Concern) Phase I activities. This PRS has been binned as "No Further Assessment" by the Mound Core Team. See Appendix 7.6.

#### 4.4.1.2 Occurrence Reports

There are no occurrence reports associated with Building 105.

### 4.4.2 Past Sampling Data

#### 4.4.2.1 Radiation Surveys

Since Building 105 was used solely as a Parts Machining facility, there were no radiological processes performed in or around the site.

A radiation survey was conducted on Building 105 during safe shutdown activities prior to lease in 1995. This survey indicated no direct or removable contamination on the building's floors, corridors or stairways.

#### 4.4.2.2 Chemical History

There are no known hazardous materials, petroleum products or chemicals, other than the water-soluble non

hazardous cutting oil (cimperial 1011) associated with current or past operations at Building 105.

#### 4.4.2.3 Lead Paint

Lead based paint was used almost exclusively in the U.S. prior to the 1970's. Congress established maximum lead concentrations in residential paint in 1978. Due to the age of the building (constructed in 1986), no lead based paint has been used within the building.

#### 4.4.2.4 Asbestos

Building 105 was constructed in 1986, so it was assumed to be free of asbestos contamination and, therefore, not among the group of buildings surveyed for asbestos in 1992. The Building 105 facility review conducted in June 1994 indicated no asbestos in the building.

#### 4.4.2.5 Radon

The results of a 1989-1990 Mound indoor radon study indicated an average radon concentration of 0.5 picocuries/liter in Building 105. The ERA recommended standard for radon is 4.0 picocuries/liters. (See Appendix 7.11.)

#### 4.4.3 Chemicals Removed After Mission End

Safe shutdown activities did not remove any chemicals from Building 105. There were no chemicals (other than cutting oils) involved in the daily operation of the facility. Currently the waste coolant (Trim-Sol) is tested, removed, and hauled away by Thaler's subcontractor Perma-Fix.

#### 4.4.4 Reviews of Building Prints

Building prints were reviewed and no facility related concerns were noted. There are no indications of any major soil disturbances beyond that necessary to build the roads and building. There are no utility lines buried by the building.

#### 4.4.5 Aerial Photographs

Aerial photographs from 1994, 1983, 1973, 1968, 1965, 1959, 1949, and 1938 were reviewed.

The 1938 photograph shows that the Mound Plant site was agricultural fields and undeveloped wooded lots. The historic Miamisburg Indian Mound is visible for a location reference.

The 1949 photograph shows the completed initial phase of construction on the Mound Plant Main Hill. Approximately fourteen (14) buildings are visible. Roadways on both the Main Hill and the eastern hill are present.

The overall Mound Plant facilities, as depicted in the 1968, 1973, 1983, and 1994 photographs continue to show change and expansion.

Building 105 is visible in the 1994 aerial photograph.

## 5.0 Site Reconnaissance

### 5.1 Hazardous Substances in Connection with Identified Uses

#### 5.1.1 Space

The building is currently leased and occupied by Thaler Machine Company and includes a central office area, central group of shops and main parts machining production area. The entire facility appears very clean, none of the finishes have worn and there is no evidence of a release or spill of cutting oil.

#### 5.1.2 Heating/Cooling

The building consists of three main air handling units served by chilled water and steam from the site distribution system. All of the systems appear to be in good working order.

#### 5.1.3 Stains or Corrosion

No stains or corrosion were observed in the building.

#### 5.1.4 Drains and Sumps

The building does have floor drains in the restroom, locker room and mezzanine area. The building does not contain a sump.

#### 5.1.5 Wastewater

There is no wastewater other than sanitary wastes from the restroom facilities. All sanitary wastes are treated by treat facilities operated by the Mound Plant.

#### 5.1.6 Septic Systems

There is no evidence of septic systems (leach fields or septic tanks) in the vicinity of Building 105. The building does have sanitary lines tied into the Mound Plant sanitary system.

#### 5.1.7 Suspected Asbestos Containing Material

ACM in buildings can be found in five (5) forms: sprayed or troweled on ceilings and walls (surfacing materials); insulation around pipes, ducts, boilers and tanks (pipe and boiler insulation); transite (in ground piping); and in roofing materials (roofing felts); other products such as ceiling and floor tiles and wall boards

(miscellaneous materials).

No asbestos surveys were performed for Building 105 since it was constructed after 1983 when EPA's friable Asbestos Containing building materials ban went into effect. The Building 105 facility review conducted in June 1994 indicated no asbestos in the building.

#### 5.1.8 Paint

Lead based paint was used almost exclusively in the U.S. prior to the 1970's. Congress established maximum lead concentrations in residential paint in 1978. Due to the age of the building (constructed in 1986), no lead based paint has been used within the building.

#### 5.1.9 Fluorescent Lamps

Fluorescent lamps are used for lighting in Building 105.

#### 5.2 Hazardous Substance Containers and Unidentified Substance Containers

There were no hazardous or unidentified substance containers found.

#### 5.3 Storage Tanks

No storage tanks are associated with the building.

#### 5.4 Indications of PCBs

Fluorescent lighting was used in this building. Fluorescent lamp ballasts contain a small capacitor that may contain PCBs. All lamp ballasts manufactured before 1979 should be regarded as containing PCBs. No wet type transformers were utilized in the building. There were no other indications of PCBs in the building.

#### 5.5 Indications of Solid Waste Disposal

No solid waste was observed in the building. No evidence of hazardous waste was noted in the immediate vicinity of the building.

#### 5.6 Physical Setting Analysis, If Migrating Hazardous Substances Are An Issue

Migrating hazardous substances are not an issue.

**5.7 Other Conditions of Concern**

There are no other conditions of concern.

**5.8 Interviews**

Mr. Stan Abrahamson (of the MMCIC) and Mr. Greg Donson (of Thaler Machine Company) were interviewed during the 1997 Project Manager walkthrough regarding activities in the building during the interim lease.

## 6.0 Findings and Observations

This Phase I Environmental Assessment of Building 105 was performed.

Mound personnel accomplished the building data package for Building 105. The following is derived.

Radiological: No radiological materials were housed within the building. Radiological surveys for the building indicate no environmental concern.

Asbestos: No asbestos containing materials are present in the building.

Lead paint: No lead paint is present in the building.

### 6.1 Environmental Concern Evaluation (Matrix)

See the following table.

### BUILDING #105: ENVIRONMENTAL CONCERN EVALUATION

DESCRIPTION	POTENTIAL PROBLEM?	COMMENT	PROPOSED RESOLUTION	REFERENCE
		No environmental concerns.		

7.0 Appendices

Appendix 7.1 Acronyms

AEA	Atomic Energy Act of 1954
AEC	Atomic Energy Commission
ACM	Asbestos Containing Materials
AL	US Department of Energy, Albuquerque Operations Office
ASTM	American Society for Testing and Materials
BUSTR	Bureau of Underground Storage Tank Regulations
CAA	Clean Air Act
CEG	Conditionally Exempt Generator
CERCLA	Comprehensive Environmental Response, Compensation & Liability Act
COD	Chemical Oxygen Demand
CWA	Clean Water Act
COD	Chemical Oxygen Demand
CWA	Clean Water Act
D&D	Decontamination and Decommissioning
DOE	U.S. Department of Energy
DPM/100 cm <sup>2</sup>	Disintegration Per Minute per one hundred square
EMF	Electromagnetic Field
EPA	U.S. Environmental Protection Agency
ER	Environmental Restoration (Program)
ERDA	Energy Research and Development Administration
ERNS	Emergency Response Notification System
FFA	Federal Facility Agreement
FINDS	Facility Index System
FS	Feasibility Study
GSA	General Services Administration
HEPA	High Efficiency Particulate Air
LQG	Large Quantity Generator
LUST	Leaking Underground Storage Tank
M&O	Maintenance and Operations
MAT	Mound Applied Technologies
MCC	Monsanto Chemical Company
MEMP	Mound Environmental Management Project
MMCIC	Miamisburg Mound Community Improvement Corporation
MRC	Monsanto Research Corporation

NPDES	National Pollutant Discharge Elimination System
NUREG	Nuclear Regulatory Guide
OEPA	Ohio Environmental Protection Agency
ORPS	Occurrence Reporting and Processing System
PADS	PCB Activity Database
PCB	Polychlorinated Biphenyls
PRS	Potential Release Site
P/WRE	Property/Waste Release Evaluation
RAPCA	Regional Air Pollution Control Agency
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
RI	Remedial Investigation
RSDS	Radiological Survey Data Sheet
SARA	Superfund Amendments and Reauthorization Act
SDWA	Safe Drinking Water Act
SHWS	State Hazardous Waste Site
SQG	Small Quantity Generator
SWMU	Solid Waste Management Unit
TRIS	Toxic Chemical Release Inventory System
TSD	Treatment, Storage, & Disposal Facility
UST	Underground Storage Tank
VOC	Volatile Organic Compound

Appendix 7.2 Phase I, Environmental Assessment EG&G Mound Plant Building 105



**REPORT FOR  
PHASE I ENVIRONMENTAL ASSESSMENT  
EG&G MOUND PLANT BUILDING 105**

**Prepared For:**

**THE CITY OF MIAMISBURG  
MIAMISBURG, OHIO**

**January 1994**

**Prepared By:**

**ROY F. WESTON, INC.  
11840-D Kempersprings Drive  
Cincinnati, Ohio 45240**



**REPORT FOR  
PHASE I ENVIRONMENTAL ASSESSMENT  
EG&G MOUND PLANT BUILDING 105**

Prepared For:

**THE CITY OF MIAMISBURG  
MIAMISBURG, OHIO**

January 1994

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**Attachments**

<b><u>Attachment</u></b>	
A	List of Environmental Reports



## SECTION 1

### INTRODUCTION

#### 1.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment was to identify, to the extent feasible and pursuant to the processes prescribed herein, recognized environmental conditions in connection with Building 105 at the U.S. Department of Energy (DOE) Mound Plant. Roy F. Weston, Inc. (WESTON<sub>®</sub>) has described in detail the purpose and scope of work for this assessment in WESTON's proposal to the City of Miamisburg dated 22 December 1993. The assessment conducted for this building consisted of four components to identify recognized environmental conditions, as follows:

- Physical Setting - This component describes the building's location at the Mound Plant, physical characteristics of the building and vicinity, descriptions of the building and site infrastructure, and a history of the building.
- Records Review - This component describes recognized environmental conditions in connection with the site as identified in a review of reasonably ascertainable standard sources of records and other documentation. The principal sources of records are the various reports of environmental studies currently on-going at the Mound Plant as part of the Environmental Restoration Program.
- Interview - This component describes interviews with current and historical building managers and long-time employees of the building.
- Site Reconnaissance - This component describes the visual and physical observations made of the building and vicinity to the extent not obstructed by security concerns, adjacent buildings, snow cover, and other obstacles.

#### 1.2 Special Terms and Conditions

Under federal statutes and regulations (Section 120 of the National Contingency Plan and 42 U.S.C. 9620), any department of the United States government which enters into any contract for the sale or lease of real property owned by the United States on which any hazardous substance was stored for one year or more, is required to include in any such

contract information relating to the hazardous substance. This information is to include the following to the extent feasible:

- Type and quantity of any hazardous substances;
- Notice of the time at which storage, release, or disposal of such hazardous substances took place;
- Descriptions of any remedial actions taken;
- A review of records pertaining to the building;
- A review of aerial photographs;
- A site reconnaissance of the building; and
- Interviews with current or former building managers involved in operations at the building.

These requirements were addressed in the assessment provided that such information was reasonably ascertainable and practically reviewable.

### **1.3 Limitations and Exceptions of the Assessment**

Limitations encountered during this assessment included: secure areas which, due to national security concerns, could not be accessed; the presence of a deep snow cover which prohibited visual observations of possible soil discolorations or vegetative stress; and the lack of material/waste records at the building. Although these limitations impacted the conducting of this assessment, the first two conditions had little to no effect on the assessment. However, the third condition impacted the assessment. The lack of material/waste records at the building concerning the management of both solid and hazardous wastes. In many instances, no satisfactory answer could be obtained because of security issues.

Some assessments include a review of the chain of property ownership. This effort was not conducted as part of the assessment due to federal ownership of the site. The DOE and its predecessor organizations, the Energy Research and Development Agency (ERDA) and the Atomic Energy Commission (AEC) have owned the Mound Plant property since 1946. The property was farm land prior to development of the Mound Plant and has been owned by DOE since then. WESTON has, therefore, not included this effort as part of the report.

The issue of lead-based paint was not considered as part of this assessment based upon the use of the buildings as offices and production facilities. Lead-based paint cannot be visually identified. Identification requires either chemical analysis of paint scrapings or the use of

X-ray fluorescence spectrometry (XRF) equipment. WESTON has, therefore, not included this effort as part of the report.

Identification of wetlands, either current or historical, was not conducted as part of this assessment. The presence of other buildings in the immediate vicinity of this building, as well as the history of construction at the Mound Plant precludes the existence of natural wetlands at the building. No effort was undertaken to determine if historical wetlands were present prior to construction of the Mound Plant.

No environmental samples were taken of any media as part of this assessment. However, even though various media samples have been taken as part of on-going environmental studies, it is possible that past contamination may remain undiscovered. WESTON does not warrant or guarantee the building as "clean".

The issue of radon was not addressed as part of this assessment due to the historic nature of Mound Plant operations which include the manufacture and handling of radioactive materials. Therefore, the background level of radioactivity is higher. The ability to detect radon at the Mound Plant is very difficult without expensive testing equipment and time-consuming analytical measurements.

#### **1.4 Limiting Conditions and Methodology Used**

Based upon prior work completed as part of the various environmental studies on-going at Mound Plant, the environmental records review was limited to information contained within reports completed for these environmental studies. No other limiting conditions except those identified in Section 1.3 will impact this assessment. The methodology used to conduct this assessment has followed the American Society for Testing and Materials (ASTM) guidance for Environmental Site Assessments (E 1527 - 93) with those exceptions previously identified.

#### **1.5 CERCLA-RCRA Status**

The DOE Mound Plant is listed on the CERCLA/Superfund National Priority List (NPL) of hazardous waste sites. Placement on the NPL is in recognition of the potential for the historical uncontrolled release of hazardous substances to the environment. The Mound Plant also operates under an interim status permit through the Resource Conservation and Recovery Act (RCRA) for the current treatment and storage of hazardous wastes. The records search described in this report has used the substantial site-specific information about the Mound Plant to identify the location-specific presence or absence of environmental contamination.

## SECTION 2

### PHYSICAL SETTING

#### **2.1 Location**

This section provides information pertaining to the physical location of the Mound Plant and Building 105.

##### **2.1.1 Mound Plant**

The Mound Plant in Miamisburg, Ohio, as shown on Figure 2-1, is operated for DOE by EG&G Mound Applied Technologies. The plant started operation in 1949 and is an integrated research, development, and production facility that operates in support of DOE weapons and energy programs. The plant boundaries include the developed areas containing the Main Hill and SM/PP Hill on the north or old property and the undeveloped area on the south or new property.

The plant comprises 306 acres with approximately 182 acres on the north property and 124 acres on the south property. The U.S. Geological Survey 7.5-minute quadrangle for Miamisburg, Ohio, maps this area at 39 degrees 37 minutes 43 seconds north latitude and 84 degrees 17 minutes 13 seconds west longitude, a copy of which is included in the Site Scoping Report: Volume 5, Topographic Map Series.

##### **2.1.2 Building 105**

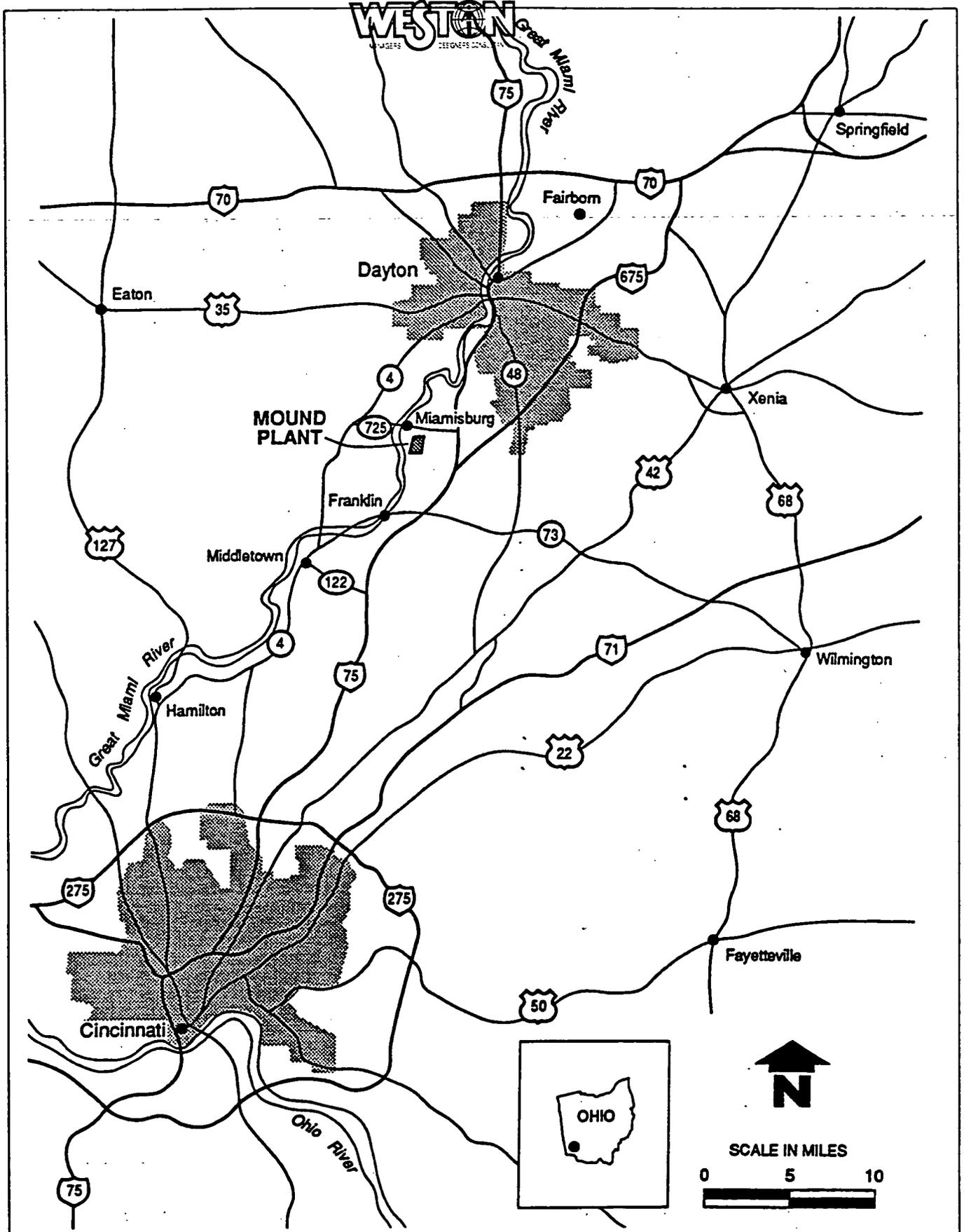
Building 105 (Figure 2-2) is located in the south-central portion of the Mound Plant on the SM/PP Hill near the east plant border along Mound Road. The U.S. Geological Survey 7.5-minute quadrangle for Miamisburg, Ohio, maps the building at 39 degrees 37 minutes 34 seconds north latitude and 84 degrees 17 minutes 1 second west longitude.

#### **2.2 Mound Plant and Building 105 Characteristics**

This section identifies unique physical characteristics of the Mound Plant and Building 105 such as topographic features, drainage features, and other natural characteristics.

##### **2.2.1 Vicinity**

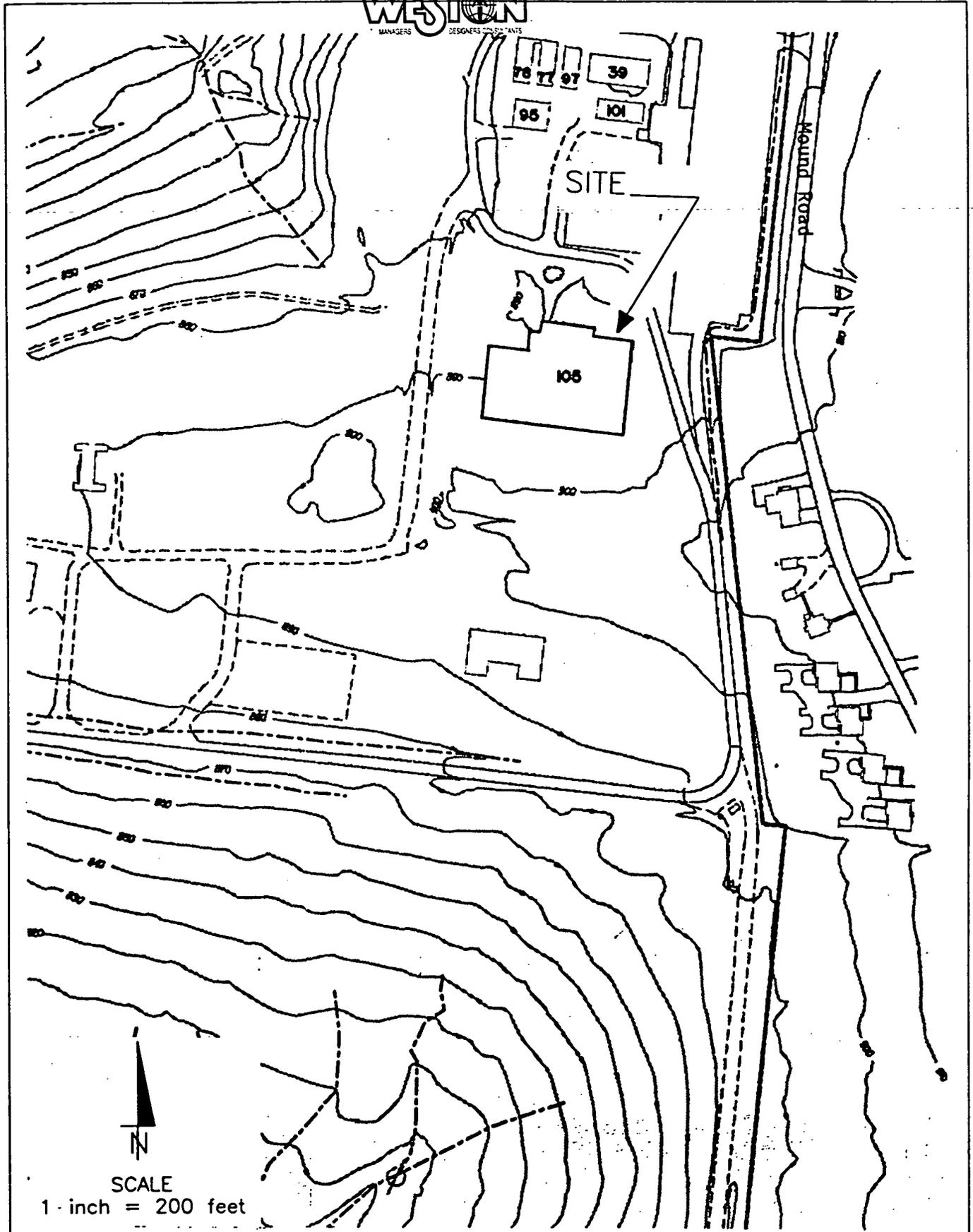
The dominant physical features of the Mound Plant are the two adjoining hills (Main and SM/PP) that are underlain by Ordovician Age bedrock and a thin veneer of glacial till. A plant drainage ditch flows through the center of the plant site, dividing the Main Hill and the SM/PP Hill. The crests of these hills average 880 feet above mean sea level (MSL); the plant drainage ditch begins at an elevation of 770 feet MSL and discharges into the retention basins at 706 feet MSL. Most of the north property drains into the plant drainage



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FIGURE 2-1  
Vicinity Map  
EG&G Mound Plant  
Miamisburg, Ohio



ditch, which discharges into the southern portion of the Miami-Erie Canal. The Miami-Erie Canal is a small tributary of the Great Miami River.

### **2.2.2 Building 105**

Building 105 is constructed on thin glacial till deposits that overlie limestone and shale bedrock of the Ordovician Age Whitewater Formation. Surface elevations surrounding the building range from 890 to 900 feet MSL. The building lies at the head of a drainage swale which drains northwest to the Plant drainage ditch. Building 105 is immediately surrounded by largely open fields.

### **2.3 Building 105 Facility and Infrastructure Descriptions**

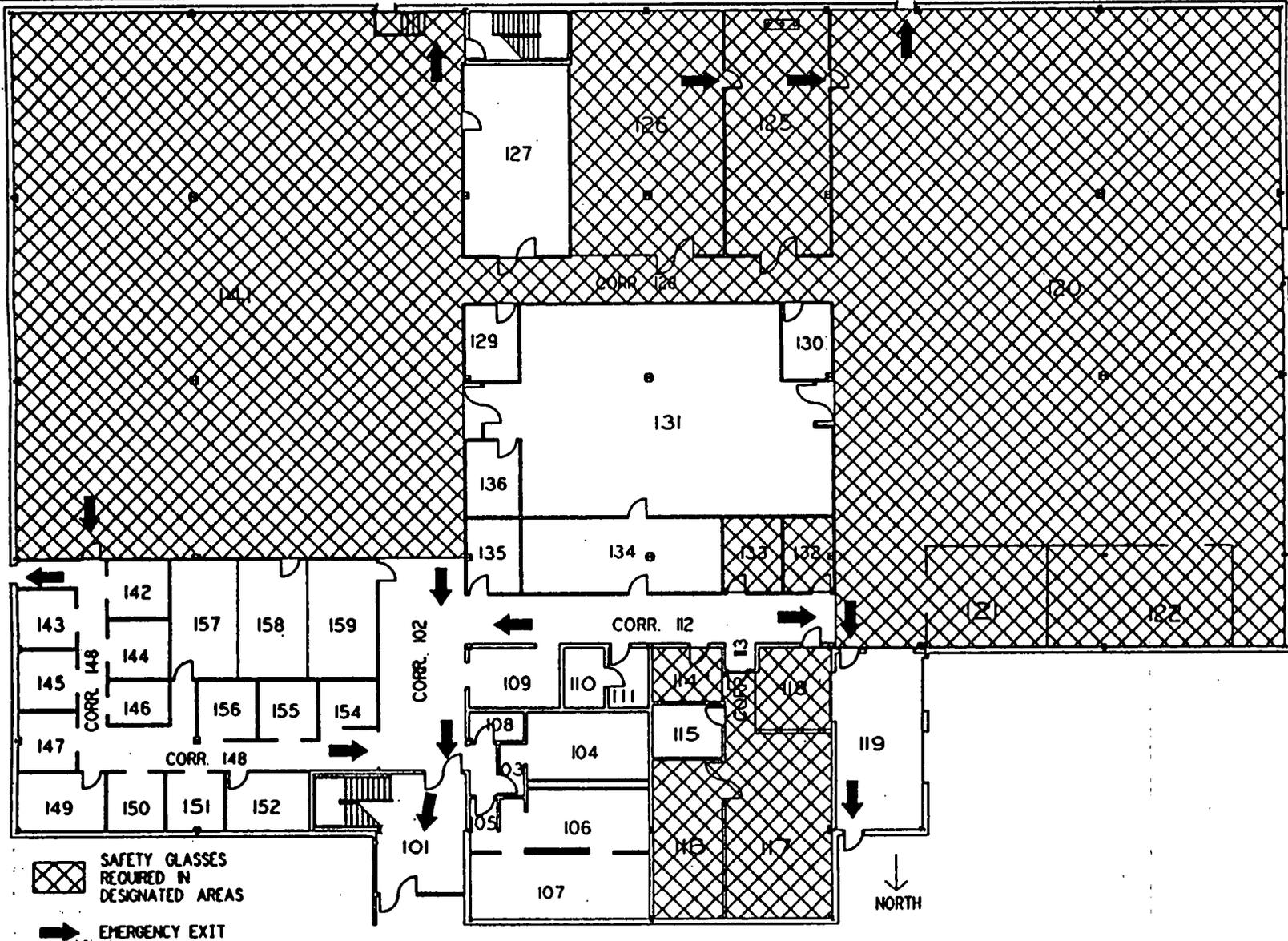
Building 105 was built in 1986 as a parts machining facility. The building is a slab-on-grade construction. The slab-on-grade functions as the floor. The building consists of part single-story, part two-story building of pre-cast tilt-up concrete construction. Figure 2-3 presents a general sketch of the building layout. The office areas in the lower left hand corner of Figure 2-3 are constructed with moveable walls for potential expansion of either the offices or machining areas.

Potable water is provided to the building from the Mound Plant water supply. All potable water on the SM/PP Hill is supplied from the SM water tower which receives softened water from a treatment facility in Building 24. Sanitary sewer service is provided to the building by the Mound Plant facilities group which also treats all sanitary effluent. Air conditioning units within the building use a chilled water/glycol mixture supplied by the Mound Plant facilities group through overhead utility lines connected to Building 105.

### **2.4 Building 105 History**

The Building 105 site is not known to have been used for any purposes prior to the construction of Building 105 in 1986. Since 1986, operations at the building have focused exclusively on machining of metal parts, ceramic parts, plastic parts, and parts composed of metals, ceramics, and/or plastics.

Review of aerial photographs (15 August 1956 and 1 August 1962 - unpublished) and the 1946 historic topographic map (Site Scoping Report Volume 5 - DOE 1992b) indicates that the site was vacant before Mound Plant was built and that the site remained vacant until Building 105 was built in 1986.



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FIGURE 2-3  
 Building Layout Map  
 Building 105  
 Miamisburg, Ohio

**SECTION 3**

**ENVIRONMENTAL RECORDS REVIEW  
AND INTERVIEWS**

**3.1 Environmental Records Review**

As identified in Section 1.4, the records review was purposefully limited to information contained within reports completed for the various on-going environmental studies at the Mound Plant.

**3.1.1 Records Reviewed**

The environmental records review was compiled from information and data existing as part of the scoping process conducted under the auspices of the Federal Facilities Agreement (FFA) and the Mound Plant Environmental Restoration Program. This review draws on a comprehensive series of scoping reports that provide descriptions and summaries of current and historic conditions and characteristics of the Mound Plant Site. The volumes are arranged to provide a systematic data set as follows:

Volume 1 Ground Water Data: February 1987-July 1990. Provides a tabulation of laboratory reports of ground water sample analyses from ER Program monitoring wells, plant supply wells and ground water seeps collected from February 1987 to July 1990, when the FFA became effective.

Volume 2 Geologic Log and Well Information Report. Provides a location map, construction and borehole lithology details for monitoring and production wells on and adjacent to the Mound Plant that have been used to collect environmental samples. Selected residential and municipal wells are also included where appropriate.

Volume 2 Addendum Stratigraphic and Lithologic Logs. Provides stratigraphic and lithologic information including borehole logs and borehole location maps compiled from plant engineering, planning and foundation studies and contaminant infiltration and movement investigations.

Volume 3 Radiological Site Survey (DOE 1993a). Provides a summary and tabulation of available radiological data collected at Mound with emphasis on the extensive radiological characterization investigation conducted by Mound during the Site Survey Project (Stought et al. 1988).

Volume 4 Engineering Map Series (DOE 1992a). Provides a series of engineering maps of the Site, including plant utilities (including potable water and condensate cooling lines), process piping and tanks, municipal utilities

adjacent to the plant, surrounding land uses and easements, property owners and copies of the boundary survey conducted in 1982. All maps were reproduced at a scale of 1 inch = 200 feet and use the Ohio State Plane coordinate system.

Volume 5 Topographic Map Series (DOE 1992b). Provides a series of topographic maps of the Mound Plant and adjacent areas, including a topographic map with 2-foot contours, a map of surface water features a digitized topographic map of the northern part of the plant from 1946 before the plant was constructed and a contour map with 10-foot contours that estimates the amounts of cut and fill performed from 1946 to 1986, principally along the plant drainage ditch. All maps were reproduced at a scale of 1 inch = 200 feet and use the Ohio State Plane coordinate system.

Volume 6 Photo History Report (DOE 1992c). Provides a series of interpretive maps compiled from historical aerial photos of Mound Plant that span the years 1959 to 1981. Maps of the upper and lower valley areas were compiled for the years 1959, 1964, 1968, 1973, 1975, 1979 and 1981 as these areas were known to have been used for waste disposal and experienced significant changes in morphology and terrain elevation.

Volume 7 Waste Management Report (DOE 1993b). Provides a description of the history of ownership and operation of the plant with emphasis on the generation, treatment, storage and disposal of hazardous wastes. Also provides a summary list of the hazardous substances generated as determined from process information. Includes results of interviews of engineers, operations workers, health physicists and waste management personnel familiar with the processes described.

Volume 8 Environmental Monitoring Data: 1976-1989. Provides summaries and tabulations of environmental sampling conducted by Mound as part of the ongoing environmental surveillance program, the Potable Water Standards Project and the Plutonium Soil Inventory Program.

Volume 9 Annotated Bibliography. Provides an annotated list of reports prepared for the Site prior to the signing of the FFA. The bibliography includes reports prepared by government agencies, subcontractors, scientific journal articles and maps and drawings that may be relevant to the preparation of the RI/FS. Reports published or compiled since the effective date of the FFA are beyond the scope of volume 9.

Volume 10 Permits and Enforcement Actions (DOE 1992d). Provides a summary of past and present permits and registrations requested and received by Mound Plant as well as a summary of enforcement actions. As a

government-owned, contractor operated facility Mound Plant must operate not only in compliance with Executive Orders and Orders of the DOE, but also with federal and state statutes and regulations and corporate policies. This report includes only those activities relating to compliance with federal, state and county environmental regulations and statutes. Conditions of discharges and other permit limitations were beyond the scope of the report. Copies of permits of interest were copied in the appendix of the report.

Volume 11 Spills and Response Actions (DOE 1992e). Provides summaries of past product and hazardous substance spills including amounts and locations and the response actions conducted. Data were compiled from records and incident reports of the Mound Plant safety office. Limited data were also available from the health physics office. Only incidents that resulted in a spill or an environmental release are included in this report. Laboratory and tabletop accidents, releases that were entirely contained within buildings and personal injuries and radiation or hazardous substance exposures that did not apparently result in an environmental release were beyond the scope of this report. Summaries of response actions conducted by the EPA and Ohio EPA are also summarized.

Volume 12 Site Summary Report (DOE 1993c). Provides a comprehensive summary of the potential hazardous substance release sites and whether any environmental data is available.

In addition to these volumes a number of documents have been generated that provided additional details concerning Site conditions and characteristics. These documents include the OU 9 work plan and other reconnaissance sampling reports as summarized below:

Operable Unit 9, Site-Wide Work Plan (DOE 1992f). Provides strategies for investigations to be conducted on a site-wide basis to define possible off-plant migration of contaminants, background conditions and the total area of the Site. The plan summarizes a considerable body of data to facilitate the sampling rationale. Overviews and summary data were provided on 1) surface water and ground water hydrology, hydrogeology and the geologic setting of the Site; 2) land use, natural resources, and ecology; 3) meteorology and climatology; 4) initial evaluations of the Site conceptual model including exposure pathways and potential impacts to the public and the environment; 5) a legal description of the Mound Plant.

Mound Plant Underground Storage Tank Program and Regulatory Status Review (DOE 1992g). Provides a list of the known USTs and the environmental regulatory program most applicable to each. The report identified 106 tank systems that were divided into 3 categories on the basis of

usage: 1) active tanks containing radionuclide-bearing wastewater; 2) other active tanks containing petroleum products, sanitary wastewater, explosives wastewater or metal plating wastewater; and 3) inactive tanks and former tank sites. Tanks and USTs were defined for the purposes of the report to be any tank-like unit having some portion of the structure below grade. A map of all the tank locations was included.

Reconnaissance Sampling Report - Soil Gas Survey and Geophysical Investigations, Mound Plant Main Hill and SM/PP Hill (DOE 1993d). Provides results of the soil gas surveys conducted in four primary areas including the Main Hill, Area 7, Building 51 and Area J; as well as 2 additional areas determined during the field investigations in the Main Hill parking lot and an area on the southwest part of the Main Hill. Over 200 investigative samples were collected and analyzed; of these 5 were ground water samples that entered the probes.

Operable Unit 3, Miscellaneous Sites Limited Field Investigation Report (DOE 1993e). Provides the results of a limited field investigation initiated to identify the presence and types of any contaminants at 32 separate investigation sites. At the time of the initiation of the OU 3 LFI, 57 of the 109 potential release sites had neither documented histories of contaminant releases nor observations of releases from visual site inspections.

### **3.1.2 Known or Suspected Contamination Identified in Records Review**

Based upon information contained within the above identified reports, the following subsections describe known or suspected contamination at or within the immediate vicinity of Building 105.

#### **3.1.2.1 Radioactivity**

As part of the Mound Site Survey Project investigations six surface (0920, 0922, 0923, 0939, 0932 and 0935) and 2 subsurface (C0195) soil samples were collected prior to construction of Building 105. Analyses for Plutonium-238 indicated a maximum Plutonium-238 concentration less than 2 pCi/g. This value is below the risk-based Preliminary Remediation Goal (PRG) of 3.5 pCi/g. The PRG is a proposed action level calculated under CERCLA and corresponds to a lifetime excess cancer risk of one in one million. Samples analyzed by gamma spectroscopy indicated background levels of cesium-137 and radium-226. Details of the Mound Site Survey Project investigations are included in the Site Scoping report: Volume 3 - Radiological Site Survey,

### 3.1.2.2. Hazardous Chemicals

No soil sampling below or immediately adjacent to Building 105 was conducted for hazardous chemicals. Based on site history, no hazardous chemical contamination is suspected.

No soil sampling was conducted for polychlorinated biphenyls (PCBs). Testing of transformers for PCBs is not necessary as the transformers are of the dry type.

### 3.1.2.3. Air Emissions and Asbestos

There are no permitted air or asbestos emissions from Building 105.

### 3.1.2.4. Wastewater

There is no wastewater other than sanitary wastes from the restroom facilities. All sanitary wastes are treated by treatment facilities operated by the Mound Plant sanitary waste group.

### 3.1.2.5. Storage Tanks

There are no above-ground or underground storage tanks in the vicinity of Building 105.

### 3.1.2.6. Adjacent Areas

Building 105 lies approximately 100 to 150 feet southeast of a historic waste oil and solvent drum storage area, known as the Old Firing Range Drum Storage Area. As part of the Environmental Restoration Program Operable Unit 3 Limited Field Investigations, subsurface soil samples were collected within a grid that overlaid the Old Firing Range Drum Storage Area, the grid straddled the northwest corner of Building 105 fence line. Results of the Limited Field Investigation indicated that five volatile organic compounds (acetone, 2-butanone, toluene, xylenes, and dichloromethane) are present at concentrations below the risk-based Preliminary Remedial Goals of 27,000 parts per million (ppm), 14,000 ppm, 54,000 ppm, 540,000 ppm, and 85 ppm, respectively. The PRG is a proposed action level calculated under CERCLA and corresponds to a lifetime excess cancer risk of one in one million.

As part of the reconnaissance soil gas survey conducted for the Environmental Restoration Program, four locations that overlaid the Old Firing Range Drum Storage Area were sampled for volatile organic compounds. Results indicated sporadic soil vapors containing toluene [11 parts per billion (ppb)], 1,1,1 trichloroethane (7 ppb), trichlorethene (13 ppb) and Freon 11 (46 ppb) (DOE 1993d).

### 3.2 Interviews

Mr. Mark Tibbs, Building 105 manager, was interviewed on 20 January 1994 during the site reconnaissance portion of this assessment. Mr. Tibbs confirmed the construction date (1986) of Building 105. He stated that the purpose of this building was to gather all parts machining production to a central location to create a more efficient operation. Various types of machining functions were relocated to Building 105 after it was built. Current operations at Building 105 include machining of metal, ceramic, plastic, and composite materials, grinding of rough and finished parts, and final polishing and buffing of parts. Approximately 80% of the machining equipment is computer controlled with the remaining 20% of the machining equipment being hand-turned equipment.

Mr. Tibbs stated that all wastes, including solid (i.e. office), metal cutting, grinding dust, and waste cutting oil are handled by the waste management group at the Mound Plant. He had no information concerning the ultimate disposal of such wastes. He did state to the best of his knowledge the metal cuttings are sent to a metal recycler. The cutting oil used at Building 105 is a non-hazardous water soluble oil called Cimperial 1011. This non-hazardous cutting oil is the only type of cutting oil used at Building 105 since its construction in 1986. No solvents are used.

Mr. Tibbs further stated that to his knowledge no spills or releases of metal cutting, grinding dust, or cutting oil has ever occurred at the building in quantities requiring notification to the Mound Plant waste management group. No radioactive materials have ever been handled at the facility.

Due to security regulations at Mound Plant, Mr. Tibbs could not discuss Room 114 at Building 105. Room 114 is a vault used to store parts and documents requiring special security handling.

## SECTION 4

### SITE RECONNAISSANCE

The site reconnaissance for Building 105 was conducted on 20 January 1994. The purpose of the site reconnaissance was to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the building and its operations.

#### 4.1 GENERAL SITE SETTING

The building is located on the SM/PP Hill area along the eastern Mound Plant boundary near a number of residential structures bordering on Mound Road. The ground surface is relatively flat (<5% slope) with surface drainage to the northwest of the building towards the Mound Plant drainage ditch. The immediate vicinity around the building is primarily an open field to the south and west, and to the north is an employee parking lot and Buildings 95 and 101.

During the site reconnaissance, snow covered the ground surface to a depth of approximately eight inches. Observations of possible soil or pavement discoloration and/or stressed vegetation could not be observed. Other physical observations such as, but not limited to, rock outcrops, soil types, and surface drainage features could not be observed as well.

The current use of the building is as a machining operations facility. The building, constructed in 1986, has been used for machining operations only. Prior to construction of the facility, the area had been vacant. Adjoining properties, with the exception of the residential structures to the east, are located topographically down slope from the building.

#### 4.2 EXTERIOR AND INTERIOR OBSERVATIONS

##### 4.2.1 Exterior Observations

Building 105 consists of part single-story, part two-story building of pre-cast tilt-up concrete slab-on-grade construction. The slab-on-grade functions as the building floor. The outside of the building is a washed stone surface.

A loading dock is located at the west end of the building towards the northwest corner. On the loading dock is a collection area for bags of metal cuttings allowing them to further drain of cutting oil into a collection pan prior to packing in 55-gallon drums for removal and disposal arrangements by the waste management group.

Overhead utility lines enter the building at the west edge of the building. The lines consist of piping about four to six inches in diameter which are insulated. The lines enter the upper portion of the building wall.

A dust collection system (i.e. bag house) is located on the southern edge of the building in the approximate middle of the southern edge. The system collects dust from cutting and grinding operations and discharges the dust into 55-gallon drums. The drum currently in place was labeled with what appeared to be a date. Upon filling of the drum, the waste management group removes and arranges for disposal of the dust.

Potable water is supplied to the building from underground utility lines as identified by a water meter box. Potable water is supplied to the building by Mound Plant facilities. Sanitary sewer services the building as identified by the manhole cover near the main building entrance.

A six-foot high fence with razor wire along the top separates the building from the residential structures to the east of the building.

No underground or above-ground storage tanks were noted or observed at the building location. No pole or pad-mounted transformers were observed.

#### **4.2.2 Interior Observations**

##### **4.2.2.1 Office Areas**

Office areas are located along the northern edge of the building. The offices occupy the northeast corner of the building. The walls of the offices are of the moveable type allowing for either office or production area expansion. The walls are insulated with sound-damping materials and have built-in phone and electrical outlets. The offices are used by the engineering staff to draft the drawings showing the part dimensions and to program the computer-controlled machining equipment.

##### **4.2.2.2 Machining Areas**

The two machining areas within the building occupy the majority of the building on the east and west sides. The first area is the metal machining area which occupies the largest area. The second area is the ceramic machining area which occupies substantially less than the metal machining area. The machining equipment consists of about 80% computer-controlled and 20% hand-turned equipment.

Each piece of machining equipment contains its own sealed dry-type transformer and a collection system to hold and retain cutting oil. Most of the machining equipment has secondary containment to retain any type of cutting oil release; the others are constructed with vapor containment. Some of the equipment which produces a vapor spray of cutting oil contain a vapor hood and recondenser to eliminate the cutting oil vapor.

The cutting oil is a water-soluble non-hazardous type called Cimperial 1011. All cutting oil is drummed, removed and disposed of by the waste management ground at Mound Plant.

Cuttings from the machining operations are collected in special plastic bag-lined containers which allow the cutting oil to drip off the cuttings and collect in the bottom of the container. The cuttings are then removed in their plastic bag from the special containers and placed into 55-gallon drums for removal and disposal by the waste management group. The waste cutting oil is also collected and placed into 55-gallon drums for removal and disposal.

The concrete slab floors in the machining areas are coated with a special floor paint/covering. This paint/covering is an epoxy-based compound which seals the concrete, prohibits oils from staining the concrete, and provides some measure of cushion should a machined part be dropped on this floor. There was no evidence of a release or spill of cutting oil on the floor.

Light fixtures in this area are fluorescent lights. Due to the recent construction of the building, the ballasts in the fixtures are not expected to contain PCBs.

#### 4.2.2.3 Grinding Area

The grinding room contains equipment used to grind metals, ceramics, and/or plastics parts. The grinding equipment all have secondary containment and a dust/particulate removal system. The dust/particulate removal system discharges the material into the dust collection system located outside of the building along the southern wall as described in Section 4.1. Fluid to remove ground materials from the parts is the same non-hazardous cutting oil as used by the machining equipment (Cimperial 1011). The waste cutting oil is handled as described in Section 4.2.2.2. There was no evidence of any spill of cutting oil in the grinding room.

#### 4.2.2.4 Polishing and Gritting Area

The polishing and gritting room is the final stage for much of the work conducted within Building 105. Parts are placed in various types of polishing and/or gritting machines to conduct the final finishing of the part. The equipment uses silicon-based artificial stones of varying sizes and shapes to produce the polishing and gritting effects. Water is used in the polishing and gritting operations to remove the fines from the operations. The waste water contains sludge consisting of fine particles of metals, ceramics, and plastics as well as waste silicon-based stones. The waste water and sludge is drummed in 55-gallon drums. These drums are removed and disposed by the waste management group. No evidence was observed within the polishing and gritting room indicating releases or spills of the waste water and sludge.

#### 4.2.2.5 Utility Room

Over the middle portion of Building 105, in a north-south direction, a second floor exists. This second floor contains all of the utilities which serve this building except the potable water and sanitary sewers. These utilities include electrical, air conditioning, and heating.

Six dry-type transformers were noted in this area. Numerous electrical panels and breaker boxes were noted. Heating consists of steam provided by the Mound Plant facilities group which is distributed through the overhead utility lines. Air conditioning units noted in this area utilize glycol as the heat exchange coolant. This glycol is also provided by the Mound Plant facilities group.

Both the steam lines and the glycol lines are wrapped in an insulating pipe material which appears to be fiberglass. The ducts are also insulated using a reflective-type board insulation. No evidence was observed indicating a release of steam or glycol.



## SECTION 5

### CONCLUSIONS AND RECOMMENDATIONS

The Phase I environmental site assessment and the site reconnaissance revealed no evidence that hazardous materials or petroleum products were spilled or released by operations from Building 105. There are no known hazardous materials or petroleum products, other than the water-soluble non-hazardous cutting oil (Cimperial 1011) associated with current or past operations at Building 105. Field investigations on an adjoining property, the Old Firing Range Drum Storage Area, indicated the presence of volatile organic compounds (acetone, 2-butanone, toluene, xylenes, and dichloromethane). These compounds were detected at concentrations less than risk-based Preliminary Remediation Goals calculated under CERCLA and corresponding to a lifetime excess cancer risk of one in one million.

Additional investigations have been recommended for the adjacent soil areas as part of the CERCLA Program. However, little evidence currently exists indicating a potential environmental impact to the building. It is WESTON's opinion that no further environmental site assessment work is necessary to evaluate the environmental condition of Building 105. Should the additional CERCLA investigations of the Old Firing Range Drum Storage Area indicate wider-spread contamination that currently indicated, other assessment work may be necessary to re-evaluate the environmental condition of Building 105.



**ATTACHMENT A**

**LIST OF ENVIRONMENTAL REPORTS**



- DOE. 1992a. "Operable Unit 9 Site Scoping Report: Volume 4 - Engineering Map Series [Final]." U.S. Department of Energy, Albuquerque Field Office, Albuquerque, New Mexico. February 1992.
- DOE. 1992b. "Operable Unit 9 Site Scoping Report: Volume 5 - Topographic Map Series [Final]." U.S. Department of Energy, Albuquerque Field Office, Albuquerque, New Mexico. February 1992.
- DOE. 1992c. "Operable Unit 9 Site Scoping Report: Volume 6 - Photo History Report [Final]." U.S. Department of Energy, Albuquerque Field Office, Albuquerque, New Mexico. February 1992.
- DOE. 1992d. "Operable Unit 9 Site Scoping Report: Volume 10 - Permits and Enforcement Actions [Final]." U.S. Department of Energy, Albuquerque Field Office, Albuquerque, New Mexico. May 1992.
- DOE. 1992e. "Operable Unit 9 Site Scoping Report: Volume 11 - Spills and Response Actions [Final]." U.S. Department of Energy, Albuquerque Field Office, Albuquerque, New Mexico. March 1992.
- DOE. 1992f. "Operable Unit 9 Site-Wide RI/FS Work Plan [Final]." U.S. Department of Energy, Albuquerque Field Office, Albuquerque, New Mexico. June 1992.
- DOE. 1992g. "Mound Plant Underground Storage Tank Program Plant and Regulatory Status Review [Final]." U.S. Department of Energy, Albuquerque Field Office, Albuquerque, New Mexico. November 1992.
- DOE. 1993a. "Operable Unit 9 Site Scoping Report: Volume 3 - Radiological site Survey [Final]." U.S. Department of Energy, Albuquerque Field Office, Albuquerque, New Mexico. February 1993.
- DOE. 1993b. "Operable Unit 9 Site Scoping Report: Volume 7 - Waste Management [Final]." U.S. Department of Energy, Albuquerque Field Office, Albuquerque, New Mexico. February 1993.
- DOE. 1993c. "Operable Unit 9 Site Scoping Report: Volume 12 - Site Summary Report [Draft]." U.S. Department of Energy, Albuquerque Field Office, Albuquerque, New Mexico. October 1993.
- DOE. 1993d. "Reconnaissance Sampling Report: Soil Gas Survey and Geophysical Investigations, Mound Plant Main Hill and SM/PP Hill." U.S. Department of Energy, Albuquerque Field Office, Albuquerque, New Mexico. February 1993.
- DOE. 1993e. "Operable Unit 3 Limited Field Investigation Report [Final]." U.S. Department of Energy, Albuquerque Field Office, Albuquerque, New Mexico. July 1993.

Appendix 7.3 Lease Agreement for Building (Extract)

Revision 0  
March 1, 1995  
Building 105

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Exhibit A

Exhibit A  
Article 1

Map and description of the land and improvements  
(herein referred to as "REAL PROPERTY")

**BUILDING 105**

**A) Drawing of leased property or building**

Attachment A to Article 1, Exhibit A is a drawing of the facilities and buildings to be occupied by the lessee. The drawings show Building 105 and the parking areas for the lessee.

**B) Description of leased property**

a) Building 105 is a concrete covered building used for the precision machining of metals, alloys, and nonmetallic materials. Only the first floor of the facility, representing 26,878 ft<sup>(2)</sup> is being leased. The building possesses a mezzanine which is not included in the leased property. The leased property includes the improved grounds surrounding the building out to the existing fence line as shown in Attachment A to Article 1, Exhibit A. The improved grounds include grassy areas, roads surrounding the building and 50 parking spaces.

**b) Resources Required to Operate Building Include:**

Electricity  
Potable water  
Sanitary drainage  
Physical security  
Telecommunication devices  
Fire protection, sprinklers, fire department  
HVAC

**c) Current Safety Envelope**

Building 105 operations are under the classification of standard industrial hazard.

Exhibit A  
Article 2  
Inventory of personal property and related personal property

**BUILDING 105**

**A) Personal property**

Attachment A to Exhibit A, Article 2 is a list of the personal property located in Building 105. In the event of conflicts between this list and the list of property contained in Exhibit A, Article 5 (Facility Survey), this Article shall govern. The government is making personal property available to the lessee, and any sublessee(s), for the duration of the lease. The government shall retain ownership of all personal property for the duration of the lease. The lessee, or any sublessee(s), are prohibited from selling, destroying, discarding, disposing, or removing of any personal property being made available via this lease without the express written approval by the government. All equipment must be used only for the purposes intended, in accordance with operating procedures.

The government, or its representative, and the lessee or sublessee(s) shall document receipt of the requested equipment and its condition at time of the equipment or property relocation. Execution of the property accountability shall be achieved using the procedures approved by the government or its representative. An amendment to the lease property list (Attachment A to Exhibit A, Article 2) shall be prepared upon completion of the requested property relocations.

Also, the lessee is required to comply with the "Interim Guidelines on Export Control and Nonproliferation" and the "Interim Guidelines for Control of High-Risk Personal Property". These guidelines may require the lessee to formally sign an agreement to comply with these guidelines, where appropriate.

The personal property listed in Attachment A to Exhibit A, Article 2 has a book value of \$4,948,485.90 as of 4/5/95. The condition of all the personal property is rated as "good" (code 4 according to the Federal Property Management Regulations).

**B) Related Personal Property**

Attachment B to Exhibit A, Article 2 provides a list of the related personal property items located in Building 105. The government shall retain ownership of all related personal property for the duration of the lease. The lessee, or any sublessee(s), are prohibited from selling, destroying, discarding, disposing, or removing of any related personal property being made available via this lease without the express written approval by the government.

Exhibit A  
Article 2  
Inventory of personal property and related personal property

The related personal property listed in Attachment B to Exhibit A, Article 2 has a book value of \$6,587,382 as of 10/20/94. The condition of all the related personal property is rated as "good" (code 4 according to the Federal Property Management Regulations).

C) Dual-Need Equipment

The items identified below represent "Dual-Need" equipment. DOE retains the right to remove these items consistent with the requirements specified in the Defense Authorization Acts for 1994 and 1995. If DOE elects to retain the equipment at Mound, some or all of the items listed below will be removed from the "Dual-Need" list by the government.

D) Material Inventory

Attachment C to Exhibit A, Article 2 is a list of chemicals and machining oils that may be provided to the lessee, if the government determines to do so, as part of this agreement. If provided to the lessee, the lessee would assume all liability and responsibility for the proper use and ultimate disposal of these materials as part of this agreement.

Exhibit A  
Article 3  
Limits of Operation within the Leased Property  
not addressed in Part II, General Provisions)

**BUILDING 105**

Limiting conditions of operation pertaining to leased property or buildings are provided in the following discussion.

**A) Electrical load limits**

Electric power is supplied double fused 12.5 KV primary section, 12.5 Kv- 480 V, 1000 KVA transformer section and a draw out type power circuit breaker secondary section. Plug-in bus system for 480 V, 3 phase for machine tool and other production equipment.

Any changes concerning the 480V distribution system must be approved in writing by EG&G Mound Applied Technologies' electrical engineering department. This involves any additional loads to be added to the 480V power panels, any desires to add 480V panels to the electrical system or any modification to a 480V circuit breaker.

Any changes to 120V or 120/208V panels within the leased area shall be done in accordance to the latest revision of the national electric code and will be the responsibility of the lessee.

The electrical substation is located in the mezzanine of Building 105. The government is responsible for maintenance of this station. The government retains the right of access to the mezzanine area to conduct the maintenance on the electrical substation.

**B) Waste stream generation**

Building 105 is served by a 4-inch water main supplying the restrooms and extending to an electric water heater on the mezzanine level. A backflow preventer protects the domestic water system from the water which is used throughout the facility. The floor drains in the restrooms, locker rooms, and hub outlets on the mezzanine are connected to a 4-inch sanitary line which connects to a 6-inch sanitary main north of the facility. The main ties into the site sanitary drain system. A floor drain in Room 133 is connected to a 4-inch storm line which connects to a 8-inch storm main north of the facility. The remaining floor drains throughout Building 105 are routed to a 4-inch indirect waste line which connects to an interceptor on the north side of the building. The waste line from the interceptor flows to the 6-inch sanitary main north of the facility.

Exhibit A  
Article 3

The lessee is responsible for obtaining and complying with the necessary environmental and other permits required for the operation. The lessee must identify to the government any new chemicals introduced into the facility or buildings. A new chemical is defined as a chemical not listed in Attachment B to Exhibit A, Article 2. The lessee must identify to the government any new wastewater stream generated from the facility or building and released to the site's wastewater systems.

C) Explosive quantity limits

Possession, storage, use, or manufacture of explosive materials or components is not permitted in the facilities or buildings occupied by the lessee.

D) On going Department of Energy activities

There may be an ongoing need for use of the building and equipment leased hereunder for the DOE mission. Since the electrical substation in Building 105 also serves Building 100, it is agreed that the DOE or its representative shall have access to the Building 105 electrical substation on the mezzanine floor. In the event that the government, or its representative, is unable to meet DOE mission or contractual obligations through other mechanisms, such as competitive procurement, the government, or its representative would have access to the necessary machining equipment. The government, or its representative, may reenter the leasehold and utilize the foregoing production equipment to the extent necessary to accomplish its needs on a minimum of fifteen (15) days advance notice. This provision would be a last alternative for meeting DOE mission and contractual obligations and would only apply if other means, such as competitive procurements, failed to support requirements. All reasonable efforts shall be made to accommodate the requirements of the Lessee or any Sublessee(s) and provide as much advance notice as possible. This provision is in addition to and not by way of limitation to Part II, Section E.(2) of the General Provisions hereof.

Exhibit A  
Article 4

Description and charges for utility, maintenance and other services  
not covered under Part II, General Provisions

A) Maintenance and utility services

General plant maintenance

The lessee is responsible for all general plant maintenance for the leased facilities as described in the base lease. Attachment A to Exhibit A, Article 5 a is the facility condition survey conducted of the facility. This document provides a condition assessment of the facility condition and general maintenance requirements.

The following is a list of preventative maintenance found in Mound's technical review that are recommended to ensure the integrity of the building infrastructure in accordance with legal requirements and prudent practices. The lessee will follow the manufacturer's recommendations for minimum maintenance schedules for all machine tools, basic capital equipment, personal property and related personal property made available to the lessee by the government.

The lessee is responsible for providing the minimum preventative maintenance to the outside of the facility as well as providing maintenance for the fire sprinkling loop to the building. The lessee is responsible for maintenance and annual testing of the sprinkler risers, sprinkler lines and sprinkler heads as well as the alarm system and Public Announcement (PA) system inside the building.

Exhibit A  
 Article 4

BUILDING 105-MINIMUM REQUIRED PREVENTIVE MAINTENANCE SCHEDULE

SYSTEM	NUMBER OF UNITS	FREQUENCY
Air handling systems	10	Quarterly
Exhaust Fans	3	Quarterly
Drains	1	Quarterly
Air compressor, tank & dryer	3	Monthly
Fire alarm batteries	1	Monthly
Backflow device	1	Yearly
Motor control center	1	Yearly
Circuit breaker panels	8	Yearly
Transformer	1	Monthly

Mound's costs for maintenance and utility services are provided in the following table.

BUILDING 105 UTILITY COSTS

UTILITY	UNIT COST, \$/sq. ft./year
Electricity <sup>(1)</sup>	1.17
Chilled Brine	0.38
Heat-steam	0.90
Total Utilities	1.28

(1) Electricity cost will be based on actual usage. Building 105 is separately metered with building 100. The government will charge lessee for electricity consumption in Building 105. Electricity cost is subject to change.

Exhibit A  
Article 4

BUILDING 105 MAINTENANCE COSTS

MAINTENANCE	UNIT COST, \$/sq. ft./year
Utility line maintenance to building, common area maintenance, and fire protection <sup>(1)</sup>	0.26
Total Maintenance	0.26

- (1) Common area maintenance costs cover grass mowing, grass trimming and snow removal could be provided by the lessee or could be provided by the government at the option of the lessee. This does not include property protection services since the lessee is responsible for this activity.

OTHER COSTS

COST ELEMENT	UNIT COST, \$/sq. ft./year
Phone service	0.08/local call
Phone maintenance	7.95/month/phone
Voice mail (optional)	1.25/month/box
Moving a phone	25.00/move

- (1) The lessee is responsible for all long distance phone calls, all costs associated with the use of facsimile transmission devices and all costs for any electronic data interchange systems. The government will bill the lessee for long distance calls, facsimile transmission costs and electronic data interchange costs received through the site's telephone billing system.

Exhibit A  
Article 5  
Real property condition report

BUILDING 105

- A) The attached facility survey of Building 105 (Attachment A to Exhibit A, Article 5, provides an independent assessment of the leased property condition. In the event of conflicts between this attachment and Articles 1 through 4, the Articles shall govern.

The regulatory corrective actions and/or potential corrective actions shall be the responsibility of the lessee.

Exhibit A  
Article 6  
Phase I Environmental assessment

**BUILDING 105**

Attachment A to Exhibit A, Article 6 to this lease exhibit is the Phase I Environmental assessment

Revision 1  
February 28, 1995

Exhibit A  
Article 1  
Attachment A

DRAWING OF THE FACILITIES AND BUILDINGS TO OCCUPIED BY LESSEE

Revision 1  
February 28, 1995

Exhibit A  
Article 2  
Attachment A

LIST OF PERSONAL PROPERTY CONTAINED IN BUILDING 105

Revision 1  
February 28, 1995

Exhibit A  
Article 2  
Attachment B

LIST OF RELATED PERSONAL PROPERTY CONTAINED IN BUILDING 105

Revision 1  
February 28, 1995

Exhibit A  
Article 2  
Attachment C

LIST OF CHEMICALS AND MACHINING OILS CONTAINED IN BUILDING 105

Revision 1  
February 28, 1995

Exhibit A  
Article 5  
Attachment A

FACILITY CONDITION SURVEY CONDUCTED FOR THE FACILITY

Revision 1  
February 28, 1995

Exhibit A  
Article 6  
Attachment A

PHASE I ENVIRONMENTAL ASSESSMENT

November 7, 1995  
Revision 3

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**EXHIBIT B**

Exhibit B  
Article 1

Map of the installation depicting common areas including  
means of ingress and egress, and restricted areas.

A) Mound Site Maps

The site map presented in Attachment A to Exhibit B, Article 1 shows the allowed access areas for the lessee. The site map also shows the areas of the plant which require Mound site approved escorts for access to the limited access areas. The map also shows those areas contained within the property protection areas of the site which are not open to the lessee or sublessee(s) without prior notification of the government or its representative.

The site map presented in Attachment B to Exhibit B, Article 1 shows the clearance zones and fragmentation arcs associated with explosive operations at the site. The lessee shall notify the government or its representative when any activities or any duration are required to be performed in these areas. The government or its representative will restrict operations inside the fragmentation arcs during those periods when the lessee is conducting activities of any duration at the magazines.

B) Mound Site Description

Situate in the State of Ohio, County of Montgomery, Township of Miami, partly in the City of Miamisburg, being a part of section 30 and fractional sections 35 and 36, Town 2, Range 5, Miami Rivers Survey (M.R.S.), and being all of city lots numbered 2259, 2290, 4777, 4778, and 4779, and part of out lot 6 lying within the corporation limits of the City of Miamisburg, and also a 35.5 acre parcel and a 24.2 acre parcel lying outside and adjacent to said corporation limits, being all of the tracts of land conveyed to the United States of America by instruments as recorded in Deed Book 1214 pages 10, 12, 15, and 17, Deed Book 1215, page 347, Deed Book 1214 page 248, Deed Book 1246 page 45, Deed Book 1258 page 74, Deed Book 1258 page 56, Deed Book 1256 page 179, Micro-Fiche 81-376A01, and Micro-Fiche 81-323A11 of the Deed Records of said County; and being more particularly bounded and described with bearings referenced to the Ohio State Plane Coordinate System, South Zone, as follows:

Beginning at a spike found (0.5' deep) and reset in concrete, being the Southwest corner of said section 30 and the Southeast corner of fractional section 36, said point

Exhibit B  
Article 1

being in the center of Benner Road (40 feet R/W) and being referenced North  $84^{\circ}$ ,  $28'$ ,  $10''$  West 3102.92 feet from a spike found (0.5' deep) at the intersection of the centerline of Mound Road (60 feet R/W) with the centerline of said Benner Road in said Miami Township, and being the true point of beginning for the land herein described; thence along the centerline of Benner road South  $66^{\circ}$   $32'$   $35''$  West 958.79 feet to a railroad spike found and reset in concrete; thence continuing along said centerline of Benner Road South  $73^{\circ}$   $18'$   $20''$  West 31.01 feet to a railroad spike found and reset in concrete, being a point in the East right-of-way line of the abandoned Miami and Erie Canal; thence leaving Benner Road and with said East right-of-way line for the following four courses: North  $14^{\circ}$   $05'$   $35''$  West 62.14 feet to an iron pin found; thence north  $14^{\circ}$   $11'$   $50''$  West 440.75 feet to an iron pin found; thence North  $14^{\circ}$   $47'$   $30''$  West 259.93 feet to an iron pin found; thence North  $14^{\circ}$   $45'$   $50''$  West 546.20 feet to an iron pin found and reset in concrete in the East right-of way line of the Consolidated Railway Corporation; thence with said Conrail right-of-way line for the following 10 courses: North  $75^{\circ}$   $00'$   $55''$  East 85.04 feet to an iron pin found and reset in concrete; thence North  $37^{\circ}$   $16'$   $35''$  East 96.65 feet to an iron pin set in concrete; thence North  $80^{\circ}$   $28'$   $05''$  East 66.00 feet to an iron pin found and reset in concrete; thence North  $09^{\circ}$   $31'$   $55''$  West 499.80 feet to a concrete monument found; thence North  $09^{\circ}$   $26'$   $35''$  West 696.85 feet to an iron pin set in concrete; thence North  $0^{\circ}$   $48'$   $25''$  West 616.81 feet to a concrete monument found; thence North  $84^{\circ}$   $43'$   $35''$  East 75.08 feet to an iron pin set in concrete; thence along the arc of a curve to the right having a radius of 3669.83 feet, being concentric with and 150 feet distant, measured Eastwardly at right angles, from the centerline between main tracks of said railroad; for a distance of 744.94 feet to a concrete monument set, the chord of said curve bears North  $03^{\circ}$   $17'$   $05''$  East 743.66 feet; thence South  $84^{\circ}$   $39'$   $20''$  East 150.34 feet to a concrete monument set; thence along the arc of a curve to the right having a radius of 3519.83 feet, being concentric with and 300 feet distant, measured Eastwardly at right angles, from the centerline between main tracks of said railroad, for a distance of 1640.97 feet to a concrete monument found, the chord of said curve bears North  $22^{\circ}$   $36'$   $55''$  East 1626.15 feet; thence leaving said railroad right-of-way line South  $84^{\circ}$   $14'$   $50''$  East 102.31 feet to a concrete monument found; thence South  $05^{\circ}$   $37'$   $45''$  West 90.03 feet to a concrete monument found; thence North  $65^{\circ}$   $35'$   $50''$  East 809.36 feet to an iron pipe found and being referenced South  $05^{\circ}$   $47'$   $45''$  West 130.89 feet from a concrete monument found at the Northwest corner of said section 30 and the Northeast corner of

Exhibit B  
Article 1

fractional section 36; thence South 85° 04' 55" East 1023.90 feet to a concrete monument found; thence North 06° 53' 15" East 231.00 feet to a concrete monument found on the West right-of-way line of Mound Road (60 feet R/W); thence South 84° 38' 15" East 30.00 feet to an iron pin set in the centerline of Mound Road; thence South 06° 53' 15" West 100.00 feet to an iron pin set; thence South 84° 38' 15" East 193.40 feet to a concrete monument set; thence along the centerline of Mound Road South 05° 32' 40" West 2709.36 feet to a railroad spike found; thence leaving said Mound Road North 85° 28' 20" West 111.00 feet to an iron pipe found; thence South 07° 06' 55" East 714.44 feet to a concrete monument found; thence South 83° 59' 35" East 34.19 feet to a concrete monument found; thence South 04° 42' 45" West 2010.06 feet to a railroad spike found (0.2' deep) and reset in concrete located in the center of Benner Road; thence along the centerline of Benner Road North 84° 29' 45" West 1333.66 feet to the true point of beginning containing 305.116 acres more or less, and subject to all legal highways and easements of record.

(This description based upon an actual field survey of the described land conducted May, 1982. The description was prepared by Lockwood, Jones & Beals, Dayton, Ohio)

Exhibit B  
Article 2

Limits of operation within common areas

A) Common areas

The common areas for the plant, to which the lessee has access are the access roads identified in Attachment A to Exhibit B, Article 1, the parking lot adjacent to the leased facilities as identified in Exhibit A, Article 1, and the cafeteria located in OSE Building.

B) Access way limits

Access to the installation is from Mound Road. Refer to site map, Attachment A to Exhibit B, Article 1 for entry routes into the installation.

C) Weight limit on site roads

Weight limits for the roads shown in Attachment A to Exhibit B, Article 1 as being accessible to the lessee must meet Ohio Department of Transportation rating of H20 (20,000 pound wheel axle limit).

D) Site speed limits

The speed limit for the entire site is 15 miles per hour except as posted in selected areas.

E) Access to parking

Refer to site map, Attachment A to Exhibit B, Article 1.

F) Badging/Security

The lessee, any sublessee, and their visitors will be issued a standard site access badge which will allow unimpeded access to the Mound site. These badges will be furnished and issued by the Lessor.

Exhibit B  
Article 2

Security measures will be determined on a building-by building basis according to the nature of the activities undertaken by the DOE within a particular area. Reasonable access to all buildings and areas involved in this Lease shall be available at all times, including twenty-four (24) hours per day, however, access is for business purposes only.

Employee (Lessee and sublessee) vehicles must be registered with the Lessor.

The following privately owned articles are not permitted within the limits of operation of the Common Areas:

- a) Any dangerous weapon, explosive, or other dangerous instrument or material likely to produce substantial injury or damage to persons or property.
- b) Controlled substances (e.g., illegal drugs and associated paraphernalia). This does not include prescription medicine.
- c) Other items prohibited by law.

The Lessee's or sublessee's automated information systems (AIS) will not be connected to any DOE or EG&G Mound AIS network.

The EG&G Mound Protective Force personnel are not authorized to provide law enforcement type services, (e.g., response to break-ins or intrusion detection alarms, investigative duties, arrests, etc.) to the lessee or sublessee.

The lessee or sublessee, may, as required, request assistance from local law enforcement agencies, (e.g., Miamisburg Police Department, Sheriffs Offices, State Police, etc.). To ensure these organizations are allowed unimpeded access to the Mound site, the lessee should notify the Protective Force/EG&G Mound of each request for aid or assistance.

G) Emergency Response

The lessee and sublessee will be considered co-located "facility workers" subject to plant emergency planning and response. Because it is integral to facility worker

Exhibit B  
Article 2

safety, plant wide emergency response activities as identified below will be incorporated into the lessee/sublessee operations on the Mound site.

Personnel Evacuation Planning Procedures

Emergency Reporting Procedures (911 call procedures)

Severe Weather and Tornado Warning Alert Procedure

DOE or its representative will provide a site specific overview (through the Mound Advance Technology Center Handbook) to all lessee/sublessee management personnel. Management personnel are then responsible for ensuring that their employees are familiar with the Handbook. The DOE will also provide lessee/sublessee senior management, at their request, with copies of the Site Emergency Plan Implementing Procedures that correspond to the emergency planning and activities identified above. This action will assist lessee/sublessee emergency planning and procedures implementation. Further assistance may be requested from the DOE or its rep.

Also, the Mound Site PA system is an integral part of the Site Headcount and Evacuation Procedures. The lessee/sublessee is not authorized to disconnect the PA system, nor is it authorized to disconnect any fire protection or emergency system.

H) Hazardous Materials Emergency Response

Lessees/sublessees conducting operations using "hazardous substances" as defined in sections 101(14) of CERCLA in a leased facility will be subject to Federal and state regulations and standards, e.g., 29 CFR1910.120. All lessees/sublessees shall submit Material Safety Data Sheets (MSDSs) on all chemicals and materials to the EG&G Mound Fire Department Chief in order for their development of effective and safe emergency plans. Emergency point-of-contacts (for during business and after business hours) also need to be provided by the lessee/sublessee. In addition, the EG&G Mound Fire Dept. Chief is to be contacted after the use of any fire equipment located within the leased building. Fire Dept. services or materials used will be done so at the cost of the sublessee.

In the event that an off-site Hazardous Materials Response Team or some similar outside response team is needed, the lessee/sublessee will be required to pay for the cost of the team. Also, any supplies consumed by any of the response team's, including EG&G Mound, will be the responsibility of the lessee/sublessee.

Exhibit B  
Article 2

If forcible entry to a leased space is required by emergency response personnel, the lessee/sublessee shall be responsible for repair of the damaged government property. Since the DOE representative retains fire safety as a site function, it will also retain Incident Command Authority for emergency response activities for events affecting leased facilities. This authority does not apply to Re-entry and Recovery operations nor Public Safety and Law Enforcement Emergency Responses. Also, only initial Off-Site notifications mandated by Federal or state regulations and standards would be made by DOE or its representative. In the event of a spill, the lessee/sublessee shall make the required notifications immediately to the proper federal and/or state agencies, and then notify DOE second.

I) Medical Emergency Response

Access to the Site Emergency Services will be through the 911 system on site. Medical emergency response within the boundaries of the leased property will be provided to the lessee by EG&G Mound, at the cost of the lessee and sublessee. The site will provide emergency first aid services and transportation off-site to the Sycamore Hospital. Workers requesting transportation to facilities other than Sycamore Hospital will be transported by the City of Miamisburg Emergency Services. The City of Miamisburg Emergency Medical Services will provide mutual aid assistance as requested by DOE or its representative.

J) Hazardous and Other Waste

The Lessee/Sublessee shall be responsible for the handling and disposing of its own hazardous and other waste.

November 7, 1995  
Revision 3

Exhibit B  
Article 3

Map depicting potential environmental release sites

A) Environmental restoration survey data

Attachment A to Exhibit B, Article 3 is a copy of the available Environmental Restoration data possessed by Mound on known or potential contamination of the areas outside the facilities to be utilized by the lessee.

November 7, 1995  
Revision 3

Exhibit B  
Article 1  
Attachment A

Total Site

**SITE MAP SHOWING PROPERTY PROTECTION AREAS  
AND LIMITED ACCESS AREAS**

November 7, 1995  
Revision 3

Exhibit B  
Article 1  
Attachment B

Total Site

SITE MAP SHOWING CLEARANCE ZONES AND FRAGMENTATION ARCS

November 7, 1995  
Revision 3

Exhibit B  
Article 3  
Attachment A

Total Site

POTENTIAL ENVIRONMENTAL RELEASE DATA

Appendix 7.4 Building 105 Facility Review and Facility Survey of Building 105

**Building 105 Facility Review**

**Revision 2 (6/15/94)**

# **Building 105 Facility Review**

## **Table of Contents**

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- A. Scope
- B. Participants
- C. Facility Description
- D. Equipment
- E. Maintenance, Utilities and Other Services
- F. Facility Modifications
- G. Safety and Hygiene
- H. Environmental Assessment
- I. Security
- J. Logistics
- K. Summary of Issues
- L. Recommendation
- M. Attachments

Of the 5 items above, the GPHS program is the only enduring work under the M&O contract.

Attachment A is a list of capital equipment that has been offered to companies interested in leasing Building 105. The appraised value (approximately \$4.5M) was calculated by Mound personnel. It is our understanding that the Mound appraisal and the independent appraisal, done by Jim Muldoon, Inc. for the City, approximate each other closely. The only significant difference in the appraisals is that Mound included support equipment, replacement parts, and associated tooling.

The issue that needs to be addressed is how will the work listed above be accomplished if the entire facility is leased. Will EG&G Mound be able to depend on this new company as a subcontractor for its machining needs? Machines could be identified and segregated for the GPHS work, but it would be very costly to move and set up this equipment to regain the tolerances and criteria of accuracy. It would be difficult to segregate the utilities if an attempt is made to lease parts of Building 105. Splitting the equipment would make the parts significantly less valuable than leasing the whole facility because of the highly skilled personnel. Employees have various levels of responsibilities with the state-of-the-art equipment. For each piece of equipment there is a main operator who has the highest level of proficiency with two or three trained support operators. Splitting the equipment and ultimately the personnel would severely impact this balance.

## **F. Maintenance, Utilities and Other Services**

### **1. Introduction**

The following sections should serve as a basis for decisions relative to ongoing maintenance and utilities action for Building 105. Historical repair and recent project information is included as background. It is assumed that future repair actions to include any equipment replacements will be handled on a time and materials basis and funded by the City of Miamisburg and/or the sub-lessee. Therefore, no attempt has been made to estimate the future repair costs. Such an estimate would be contingent upon the "baseline" physical condition at which a facility is leased.

Data is also provided to be used as a basis for determining the appropriate utilities cost for this building.

### **2. Historical Repair Information**

The total direct repair hours expended on the infrastructure system (as taken from the AMMO system S868BLDG report) for this building for fiscal years 1992 and 1993 were as follows:

## **A. Scope**

The Technical Review Team conducted a comprehensive facility review of Building 105. The purpose was to identify impediments to commercialization. The sources of information included a building walk-through and interviews with the Alternate Building Manager and the Operational Manager. Items investigated included the suitability of the facility for leasing with the most probable use being a machine shop. Every attempt was made to identify building and mechanical system problems that the City and the tenant should be aware of before a lease is written.

## **B. Technical Review Team Participants**

Gary Miller (Chairman and Manager in Operations)  
Rob Galemba (Industrial Hygienist)  
Gene Himes (HVAC Engineering Manager)  
Steven Howard (Environmental Chemist)  
Barbara Kriegbaum (Business Planning Analyst)  
Dennis Lammlein (Project Management & Planning Manager)  
Ron Mahan (Facilities/Maintenance Engineering Manager)  
Cliff Williams (Computer Security Manager)

## **C. Facility Description**

Constructed in 1986. Steel frame construction with precast concrete wall panels. Standing seam metal roof construction. 38,027 square feet gross area (per the site development plan). The building has an upper level mezzanine with grating for walking, however it was designed for a future floor.

In a walk-through conducted on 4/25/94, the following observations were made:

This building is in excellent shape and apparently has been very well maintained since its construction. The Alternate Building Manager, David Burden, noted that approximately once each summer the drain pan on one of the air handling units (AHU-2) overflows and maintenance has to clean out the pan. The overflow results in water damaging ceiling tile. It was also noted on this air handler (AHU-2) that there is an apparent brine (ethylene glycol) leak in the brine return pipe, resulting in dripping of glycol into an aluminum pan beneath the pipe. This should be easy to repair (in fact a work order to repair this within 30 days, MSR S16259, has been written).

The HVAC system in general appears to be in excellent condition with 3 custom manufactured air handling units providing the optimum in accessibility and maintainability. There are two dust collection systems that serve the machining operations that are operating exceptionally well with abundant suction at each device being served.

6. Custodial/Yard and Grounds

Custodial services for these facilities are estimated at \$1.11 per square foot for a total cost of \$42,210.00

7. Fire Department and Alarm System

The cost for fire department and alarm systems services for these facilities are estimated at \$0.93 per square foot for a total cost of \$35,365.00

**F. Facility Modifications**

There have been no significant modifications since the building was completed. To be used as a machine shop by a future tenant, no modifications will be required. There is a project to separate the potable and process water lines, including installation of a back-flow preventer scheduled for completion by September 1994. Discussions have been initiated with the DOE/DAO to move the project up to the mid-summer time frame in order to make the building available for commercialization earlier.

**G. Safety and Hygiene**

There is no asbestos in the building. Birds tend to roost and nest on the loading dock. This is a hygiene problem. Some countermeasures have been tried, but none has been successful.

**H. Environmental Assessment**

As mentioned under part C, the floor drains have been capped off and do not run to any kind of sewer lines. As long as the facility is run as a machine shop it is unlikely that any kind of effluent monitoring would be required. An aqueous cleaning system is about to be installed, this will eliminate solvent vapors from degreasing operations. Should sewer line monitoring ever be required, the layout of the lines is such that there would be no problems in either installation of the monitors or in uniquely identifying the Building 105 effluents.

**I. Security**

Building 105 should present few security concerns based on the close proximity to gate 16 at SM-PP. In the event that the business occupying Building 105 does not require security clearances, traffic can be redirected to proceed to Building 105. It is possible that some re-fencing may be necessary, however, it should be minimal. The classified data information that is currently in Building 105 would need to be moved to one of the classified consolidation areas currently under proposal.

**ATTACHMENT A**

MACHINING OPERATIONS  
MACHINE INVENTORY

JOE #	MANUFACTURER		DESCRIPTION	ACC/DATE	LOC
390	LEBLOND		GAP-BE 48" GAP BED LATHE D	12/01/49	M 8
41722	MOORE SPEC.	B-18	JIG BORER	08/01/63	M 8
59367	MOORE SPEC.	G-18	JIG GRINDER (MANUAL)	02/01/70	M 32
61909	LODGE & SHIPP.		24" LATHE (MANUAL)	04/01/71	M 8
64907	GIDDINGS & LEWI		HORIZONTAL BORING MILL	02/01/63	M 8
86066	DOALL		VERTICAL MILL (BED TYPE)	09/01/80	M 8
86540	BROWNE & SHARPE	618	SURFACE GRINDER	12/01/80	M 8
86939	BOSTON DIGITAL	312	CNC MILL	/ /	M 8
87519	MOORE SPEC.	G-18	JIG GRINDER (MANUAL)	04/01/82	M 32
87520	MOORE SPEC.	G-18	JIG GRINDER (MANUAL)	02/01/81	M 32
87674	HARDINGE BROS.	HC	HAND CHUCKER	02/01/81	M 8
87675	HARDINGE BROS.	HC	HAND CHUCKER	02/01/81	M 8
88657	QUANTRAD	BLAZER	LASER MARKER	05/01/85	M 17
		2000			
99860	ROFIN-SINAR	810	CO2 LASER	09/01/84	M 17
		FAF			
100330	ANORAD	X-Y	X-Y TABLE FOR LASER	10/01/84	M 17
		TABLE			
101716	TREE MFG.	1000	CNC LATHE (PARTS)	04/01/85	M 28
103420	HARDINGE BROS.	HC	HAND CHUCKER	/ /	M 7
104399	MOORE SPEC.		DIGITAL READOUT FOR 41722	04/01/86	M 8
104688	TREE MFG.	310	CNC MILL	05/01/86	M 8
105082	MAHO MFG.		MAHO 4 AXIS MACH. CENT.	07/01/86	M 28
107534			SANDBLAST CABINET	07/01/87	M 20
111058	JONES & SHIPP.	540 LH	SURFACE GRINDER	08/01/88	M 28
19575	BOYAR SCHULTZ	612	SURFACE GRINDER	06/01/52	
58603	TAFT PIERCE	612	SURFACE GRINDER	02/01/69	
71624	HARDINGE BROS.	HLV	TOOLROOM LATHE	11/01/73	
73564	MOORE SPEC.	B-18	JIG BORER	01/01/76	
83493	CHARMILLES	EF 330	TWEDM	06/01/80	
89021	DED-TRU		CENTERLESS ATTACHMENT	07/01/81	
97453	BRIDGEPORT MFG.		CNC KNEE MILL	06/01/84	
99944	NIKON		PROFILE PROJECTOR	03/01/85	
99945	NIKON		MEASURING STAGE	06/01/84	
104398	MOORE SPEC.		DIGITAL READOUT FOR 73564	04/01/86	
110981	CHARMILLES		X-Y- TABLE FOR 83493	03/01/85	
111158	BROWNE & SHARPE	MICROV	CMM (MANUAL)	09/01/88	
		AL			
40799	HARDINGE BROS.	HLV	TOOLROOM LATHE	/ /	B 105B
92420	BRIDGEPORT MFG.		KNEE MILL (MANUAL)	/ /	B 105B

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BOSTOMATIC 312 CNC Mill, 4 Axis	\$45,000	
OKUMA LB-15 CNC Lathe	\$55,000	
HURCO BMC-30	\$56,000	
HURCO BMC-20	\$46,000	
HURCO ULTRAMAX	\$45,000	
MOORE Jig Boore #1-1/2	\$45,000	
INDEX GS 42 5 Axis Turning/Machining Center	\$150,000	
MONARCH VMC-45 CNC Machining Center	\$65,000	
MONARCH VMC-75 CNC Machining Center	\$40,000	
MONARCH TC-1 Turning Center	\$28,000	
DEVLIEG Tool Presetter	\$2,000	
BRIDGEPORT Series II Mill	\$10,000	
BRIDGEPORT Series I Mill (5)	\$30,000	@ \$6,000 Ea.
BOSTOMATIC 405 5 Axis Machining Center	\$160,000	
DIHATSU CNC Turning Center	\$10,000	
LeBLOND Lathe (2)	\$14,000	1- \$6,000 1-\$8,000
OGP QL-14 Optical Comparator	\$6,000	
B&S MICROVAL Coordinate Measuring Machine	\$6,000	
HARDINGE CHNC Chuckers (2)	\$16,000	@ \$8,000 Ea.
HARDINGE Hand Chucker	\$5,000	
JOHANNSON Drill Press	\$800	
NIKOM Optical Comparator 14"	\$1,000	
J&L Optical Comparator 14"	\$1,500	
MITUTOYO FN-704 Coordinate Measuring Machine	\$90,000	

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COMMEC CNC Electrolytic Surface Grinder	\$75,000	
ELB Surface Grinder	\$6,000	
WILLEMIN MACODEL W-400 5 Axis Machining Centers (2)	\$340,000	
MAZAK Quick-Turn 20 Lathe	\$35,000	
MITUTOYO Coordinate Measuring Machines (3)	\$270,000	@ \$90,000 Ea.
INDEX GS65 5 Axis Turning & Machining Center	\$210,000	
BOSTOMATIC 300 CNC Machining Center	\$35,000	
OKUMA LB-15 CNC Lathe	\$45,000	
MONARCH EE Toolroom Lathes (2)	\$22,000	@ \$11,000 Ea.
Hardinge TLV Lathes (2)	\$24,000	@ \$12,000 Ea.
DoALL Band Saw	\$4,000	
Royal Master Centerless Grinding Machine	\$50,000	
TREE CNC Mill Journeyman 325	\$28,000	

**ATTACHMENT B**

BLD	MSR. NUM	MSR. TITLE	INIT. DATE	MSR. STATUS
105	S66870	REPR COLLET CLOSER	920224	CLSD
	S67218	105-141/REPR MACHINE	920302	CLSD
	S67247	CLEAN AREA/BD-105	920302	CLSD
	S67310	PM-120/REPR WILLEMAN	920303	CLSD
	S67416	PM-125/SURFACE GRINDER	920304	CLSD
	S67587	PM-141/REPR LATHE	920305	CLSD
	S67741	105-130/REPR PG	920309	CLSD
	S67672	CK/REPR DOORS	920309	CLSD
	S68075	CHANGE COOLANT	920316	CLSD
	S68171	PM REPAIR FAN BEARINGS	920317	CLSD
	S68173	PM REPAIR LUBE BEARINGS	920317	CLSD
	S68177	PM REPAIR AHU-3	920317	CLSD
	S68293	ADD COOLANT	920318	CLSD
	S68302	REPR DRAIN	920318	CLSD
	S68241	PUMP COOLANT	920318	CLSD
	S68340	REPR ROOF LEAK	920319	CLSD
	S68472	PM-120/REPR INDEX OS-65	920323	CLSD
	S68419	105-120/REPR WILLEMAN	920323	CLSD
	S68425	REPR AHU-3	920323	CLSD
	S68604	UNHOOK LIGHTS	920325	CLSD
	S68628	CHANGE COOLANT/SLANT BED	920325	CLSD
	S68629	CHANGE COOLANT/INDEX	920325	CLSD
	S68605	ASSEMBLE SANDER	920325	CLSD
	S68759	REPAIR LATHE	920326	CLSD
	S69006	CLEAN UP AREA	920401	CLSD
	S69151	CK RETURN FAN OPER.	920402	CLSD
	S69174	CK VAV IN PMF	920406	CLSD
	S69190	CK/REPR HAND-CHUCKER	920406	CLSD
	S69356	CK BRINE RETURN SENSOR	920408	CLSD
	S69398	PM-120/REPR WILLEMAN	920408	CLSD
	S69463	PM-120/ADJUST CONTRAST	920409	CLSD
	S69704	105-141/REPR INCODER	920415	CLSD
	S70089	SWEEP ROCKS/HANDICAPPED	920422	CLSD
	S70150	105-120/REPR WILLEMAN	920423	CLSD
	S70361	CK VAV BOX OPERATION	920427	CLSD
	S70430	REPR CHUCKER	920428	CLSD
	S70763	AIR HANDLING UNIT/105	920505	CLSD
	S70973	REPR MILLING MACHINE	920507	CLSD
	S71358	105-141/ADJUST SCREEN	920518	CLSD
	S71359	105-141/REPR LATHE	920518	CLSD
	S71389	105-141/REPR VMC-45	920518	CLSD
	S71506	CHANGE FILTER EDM-MACH.	920520	CLSD
	S71665	105-121/HARDINGE MACHINE	920526	CLSD

R. BLD	MSR. NUM	MSR. TITLE	INIT. DATE	MSR. STATUS
105	S75232	105-120/ADJUST-SCREEN	920805	CLSD
	S75636	105-120/REPL-BULB	920812	CLSD
	S75649	PM/210-REPR-CRT	920812	CLSD
	S75651	105/120-REPR-CMM	920812	CLSD
	S75793	INST FILTER	920813	CLSD
	S75737	REPR/REPL-LATHE	920813	CLSD
	S75768	REPLACE PLUG	920813	CLSD
	S75841	REPL COVERS	920813	CLSD
	S75842	REPL COVERS	920813	CLSD
	P75794	INST SAFETY CHAINS	920813	GLSD
	P75795	INST RAIL	920813	CLSD
	75816	REPL OUTLETS	920813	CLSD
	S75888	SEAL FLOOR DRAIN	920817	CLSD
	S76071	105/130-UPGRADE-PRINTER	920818	GLSD
	S76124	REPAIR FLOOR	920818	CLSD
	S76131	REPL ELEC PLUGS	920818	CLSD
	S76146	REPR-LATHE	920818	CLSD
	S76147	REPR-LATHE	920818	CLSD
	P76067	REMOVE CONDUIT	920818	CLSD
	P76123	DROP VACUUM LINE	920818	CLSD
	P76125	MOUNT HOLDER	920818	GLSD
	P76132	INST GFCI	920818	CLSD
	P76122	INSTALL OFI	920818	GLSD
	S76421	105/120-REPR-SPINDLE	920819	CLSD
	S76337	REPR COOLING UNIT	920819	CLSD
	S76297	PM-120/REPR/REPL BUTTON	920819	CLSD
	S76300	MOVE DRUMS	920819	CLSD
	S76304	REPR-LATHE	920819	CLSD
	S76305	PM-141/REPR-LATHE	920819	GLSD
	P76727	MOVE MACHINE	920824	GLSD
	S76747	105-120/REPR-INDEX	920824	CLSD
	S76782	REPR-INDEX	920824	CLSD
	S77144	105/120-REPR-TREE MILL	920826	CLSD
	P77160	INSTALL WALL HANGER	920826	CLSD
	P77371	INST CHAIN	920831	CLSD
	S77403	PM REPAIR BELT GUARD	920831	CLSD
	S77370	REPLACE GLASS	920831	CLSD
	S77450	PM/120-REPR-MACHINE	920901	CLSD
	S77455	105/140-REPAIR CRT	920901	CLSD
	P77551	MOUNT PUMP	920901	CLSD
	S77570	105-141/REPR-VMC 45	920902	CLSD
	77637	REPL CONDENSING UNIT	920902	CLSD
	S77689	CHANGE COOLANT	920903	CLSD

R. BLD    MSR. NUM    MSR. TITLE    INIT. DATE    MSR. STATUS

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R. BLD	MSR. NUM	MSR. TITLE	INIT. DATE	MSR. STATUS
	<del>S80921</del>	<del>CHANGE COOLANT</del>	<del>921112</del>	<del>CLSD</del>
	<del>S80988</del>	<del>105/120 REPR WILLEMIN</del>	<del>921116</del>	<del>CLSD</del>
	<del>S81018</del>	<del>REPR WATER HOSE LEAK</del>	<del>921116</del>	<del>CLSD</del>
	<del>S81043</del>	<del>105/126 REPR DISKDRIVES</del>	<del>921117</del>	<del>CLSD</del>
	<del>P81256</del>	<del>MOUNT BOARD</del>	<del>921125</del>	<del>CLSD</del>
	<del>81335</del>	<del>ELECTRICAL DISCONNECT</del>	<del>921124</del>	<del>CLSD</del>
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	<del>P81482</del>	<del>MOVE EQUIPMENT</del>	<del>921130</del>	<del>CLSD</del>
	<del>P81549</del>	<del>MOVE EQUIPMENT</del>	<del>921201</del>	<del>CLSD</del>
	<del>S81568</del>	<del>REPR SIP CHM MACHINE</del>	<del>921201</del>	<del>CLSD</del>
	<del>P81551</del>	<del>MOVE EQUIPMENT</del>	<del>921201</del>	<del>CLSD</del>
	<del>P81552</del>	<del>MOVE EQUIPMENT</del>	<del>921201</del>	<del>CLSD</del>
	<del>P81553</del>	<del>MOVE EQUIPMENT</del>	<del>921201</del>	<del>CLSD</del>
	<del>P81554</del>	<del>MOVE EQUIPMENT</del>	<del>921201</del>	<del>CLSD</del>
	<del>S81738</del>	<del>CHANGE FILTER</del>	<del>921203</del>	<del>CLSD</del>
	<del>S81754</del>	<del>105-120/REPR WILLEMIN</del>	<del>921203</del>	<del>CLSD</del>
	<del>S81933</del>	<del>105-126/INDICATOR LIGHTS</del>	<del>921209</del>	<del>CLSD</del>
	<del>S81935</del>	<del>CHECK WATER PURITY</del>	<del>921209</del>	<del>CLSD</del>
	<del>S82022</del>	<del>105/126 GK SYSTEM ON EDM</del>	<del>921210</del>	<del>CLSD</del>
	<del>S82169</del>	<del>REPLACE PUMP</del>	<del>921215</del>	<del>CLSD</del>
	<del>P82401</del>	<del>FAB SIGN</del>	<del>921221</del>	<del>CLSD</del>

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R. BLD	MSR. NUM	MSR. TITLE	INIT. DATE	MSR. STATUS
	S85708	CLEAN COOLANT TANK	930311	CLSD
	S85746	REPAIR LEAKING SPRINKLER	930315	CLSD
	S85810	105/120 CK AUTO OILER	930316	CLSD
	S85853	105/120 REPAIR MAZAK	930316	CLSD
	S85854	105/141 REPR SPINDLE	930316	CLSD
	S85864	REPR LATHE	930316	CLSD
	S85941	105/131 CK WATER PUMP	930317	CLSD
	S86026	105-120/X-AXIS	930317	CLSD
	S85958	CHANGE COOLANT/LIGHTBULB	930317	CLSD
	S86085	105-120/REPR MICROSWITCH	930318	CLSD
	S86106	CLEAN/FLUSH COOLANT	930318	CLSD
	S86215	ASSIST TECHNICIAN	930323	CLSD
	S86216	105/REPR HERCO	930323	CLSD
	S86417	PAINT CABINET	930329	CLSD
	S86425	105-131/MOORE JIG GRIND	930329	CLSD
	S86444	REPLACE BEARINGS	930329	CLSD
	S86383	105-126/REPR CON TRACER	930329	CLSD
	P86476	MOUNT BOX, ETC	930330	CLSD
	S86513	REPR LEAK/FIRE LINE	930331	CLSD
	S86633	105-120/POWER SUPPLY	930401	CLSD
	P86634	INST SWITCH	930401	CLSD
	P86635	REMOVE SINK	930401	CLSD
	P86638	MOUNT POWER SUPPLY	930401	CLSD
	P86750	INST HOSE BID	930405	CLSD
	S86692	CHANGE COOLANT	930405	CLSD
	S86736	CUT HOLE	930405	CLSD
	S86744	105-141/REPR DRO	930405	CLSD
	S86751	INST COOLANT	930405	CLSD
	S86757	PM/120 REPR NIGCO	930406	CLSD
	P86824	INSTALL MATERIAL	930406	CLSD
	S86835	REPR AIR HOSE	930406	CLSD
	S86836	105-121/JIG GRINDER	930406	CLSD
	S86773	PM/141 REPR HURCO	930406	CLSD
	P86830	INSTALL SHELVES	930406	CLSD
	S86888	REPAIR GRINDER	930407	CLSD
	P86975	WELD DRACKET	930408	CLSD
	S87018	105-141/REPR PRINTER	930412	CLSD
	S87020	REPL SWITCH	930412	CLSD
	S87074	REPR LATHE	930412	CLSD
	S87084	REPR/REPL MOTOR	930413	CLSD
	S87085	REPL WHEELS	930413	CLSD
	S87086	MOVE LATHE	930413	CLSD
	S87093	REPR ELB GRINDER	930413	CLSD

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R. BLD	MSR. NUM	MSR. TITLE	INIT. DATE	MSR. STATUS
	<del>P89318</del>	<del>REMOVE LIVE ELEC. LINES</del>	<del>930526</del>	<del>CLSD</del>
	<del>P89408</del>	<del>CUT LEXAN</del>	<del>930527</del>	<del>CLSD</del>
	<del>S89447</del>	<del>REPAIR HARDINGE LATHE</del>	<del>930601</del>	<del>CLSD</del>
	<del>S89556</del>	<del>105-133/CHANGE LASER</del>	<del>930602</del>	<del>CLSD</del>
	<del>S89619</del>	<del>CHANGE COOLANT</del>	<del>930603</del>	<del>CLSD</del>
	<del>S89641</del>	<del>105-141 REPR ATC</del>	<del>930603</del>	<del>CLSD</del>
	<del>S89661</del>	<del>105-120/REPR LATHE</del>	<del>930603</del>	<del>CLSD</del>
	<del>S89776</del>	<del>105-127/REPR COMPUTER</del>	<del>930607</del>	<del>CLSD</del>
	<del>S89799</del>	<del>105-110/ACTIVE ALARM</del>	<del>930608</del>	<del>CLSD</del>
	<del>P89808</del>	<del>MOUNT TANK SUPPORT</del>	<del>930608</del>	<del>CLSD</del>
	<del>P89812</del>	<del>WELD HANDLE</del>	<del>930608</del>	<del>CLSD</del>
	<del>P89861</del>	<del>CHANGE DOOR FRAME</del>	<del>930609</del>	<del>CLSD</del>
	<del>S89962</del>	<del>105-152/REPR COMPAQ 386</del>	<del>930610</del>	<del>CLSD</del>
	<del>S89947</del>	<del>105-141/ELTR SUPPORT</del>	<del>930610</del>	<del>CLSD</del>
	<del>S90034</del>	<del>CHANGE COOLANT</del>	<del>930614</del>	<del>CLSD</del>
	<del>P90016</del>	<del>MOUNT UNIT</del>	<del>930614</del>	<del>CLSD</del>
	<del>S90092</del>	<del>105-141/REPR PRINTER</del>	<del>930615</del>	<del>CLSD</del>
	<del>S90119</del>	<del>REPR LATHE</del>	<del>930615</del>	<del>CLSD</del>
	<del>P90237</del>	<del>SWAP DIGITALS</del>	<del>930616</del>	<del>CLSD</del>
	<del>P90329</del>	<del>PROVIDE CIRCUITS</del>	<del>930617</del>	<del>CLSD</del>
	<del>S90280</del>	<del>CHANGE COOLANT</del>	<del>930617</del>	<del>CLSD</del>
	<del>S90294</del>	<del>REPAIR LATHE</del>	<del>930617</del>	<del>CLSD</del>
	<del>P90448</del>	<del>TCI</del>	<del>930623</del>	<del>CLSD</del>
	<del>P90646</del>	<del>SECOND OP LATHE</del>	<del>930629</del>	<del>CLSD</del>
	<del>P90647</del>	<del>CONNECT SAW</del>	<del>930629</del>	<del>CLSD</del>
	<del>P90648</del>	<del>CONNECT HONE</del>	<del>930629</del>	<del>CLSD</del>
	<del>P90649</del>	<del>CONNECT DRILL PRESS</del>	<del>930629</del>	<del>CLSD</del>
	<del>P90651</del>	<del>CONNECT CON TRACER</del>	<del>930629</del>	<del>CLSD</del>
	<del>P90652</del>	<del>HARDING CHUCKER</del>	<del>930629</del>	<del>CLSD</del>
	<del>90650</del>	<del>CONNECT BENCH</del>	<del>930629</del>	<del>CLSD</del>
	<del>P90692</del>	<del>INST 110V OUTLET</del>	<del>930630</del>	<del>CLSD</del>
	<del>S90701</del>	<del>CK VACUUM SYSTEM</del>	<del>930630</del>	<del>CLSD</del>
	<del>S90733</del>	<del>PM REPAIR BALDOR GRINDER</del>	<del>930630</del>	<del>CLSD</del>
	<del>S90735</del>	<del>PM REPAIR FUMEHOOD</del>	<del>930630</del>	<del>CLSD</del>
	<del>P90748</del>	<del>WELD FIXTURE/FSE 20590</del>	<del>930630</del>	<del>CLSD</del>
	<del>S90768</del>	<del>105-141/REPR DIHATSU</del>	<del>930630</del>	<del>CLSD</del>
	<del>S90776</del>	<del>REPAIR BRAKE</del>	<del>930630</del>	<del>CLSD</del>
	<del>S90819</del>	<del>CLEAN/REPL LIGHTS</del>	<del>930701</del>	<del>CLSD</del>
	<del>S90883</del>	<del>REPAIR HARDING LATHE</del>	<del>930701</del>	<del>CLSD</del>
	<del>P90884</del>	<del>105-141 MOVE SWITCHES</del>	<del>930701</del>	<del>CLSD</del>
	<del>S90892</del>	<del>REPR LIGHT</del>	<del>930706</del>	<del>CLSD</del>
	<del>S90958</del>	<del>105-141/REPL LIGHT</del>	<del>930707</del>	<del>CLSD</del>
	<del>S91135</del>	<del>105-120/SLANT BED</del>	<del>930712</del>	<del>CLSD</del>

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BLD	MSR.NUM	MSR.TITLE	INIT.DATE	MSR.STATUS
	<del>P93380</del>	<del>WELD LENS HOLDERS</del>	<del>930908</del>	<del>CLSD</del>
	<del>S93650</del>	<del>105-141/CHK BAHOTSU</del>	<del>930909</del>	<del>CLSD</del>
	<del>S93651</del>	<del>105-120/CHK WILLEMIN</del>	<del>930909</del>	<del>CLSD</del>
	<del>S93729</del>	<del>CHANGE COOLANT</del>	<del>930913</del>	<del>CLSD</del>
	<del>S93731</del>	<del>RE WIRE LATHE</del>	<del>930913</del>	<del>CLSD</del>
	<del>P93730</del>	<del>ANCHOR MOTOR</del>	<del>930913</del>	<del>CLSD</del>
	<del>P93761</del>	<del>MOUNT MACHINERY</del>	<del>930913</del>	<del>CLSD</del>
	<del>S93903</del>	<del>105-141/REPR BOSTOMATIC</del>	<del>930915</del>	<del>CLSD</del>
	<del>S93957</del>	<del>CHANGE COOLANT</del>	<del>930916</del>	<del>CLSD</del>
	<del>S94010</del>	<del>CLEAN/REPL BULBS</del>	<del>930916</del>	<del>SCHD</del>
	<del>94016</del>	<del>POST SIGNS</del>	<del>930916</del>	<del>CLSD</del>
	<del>S94042</del>	<del>REPL SEAL</del>	<del>930920</del>	<del>CLSD</del>
	<del>S94099</del>	<del>REPR VALVE</del>	<del>930920</del>	<del>CLSD</del>
	<del>94167</del>	<del>REPL LIGHTS</del>	<del>930921</del>	<del>CLSD</del>
	<del>S94255</del>	<del>REPR FAN</del>	<del>930922</del>	<del>CLSD</del>
	<del>S94340</del>	<del>CUT STAINLESS PLATE</del>	<del>930927</del>	<del>CLSD</del>
	<del>S94355</del>	<del>REPAIR AIR LEAK</del>	<del>930927</del>	<del>CLSD</del>
	<del>S94396</del>	<del>REPR COMMODE</del>	<del>930928</del>	<del>CLSD</del>
	<del>S94457</del>	<del>UNCLOG DRAIN</del>	<del>930929</del>	<del>CLSD</del>
	<del>S94472</del>	<del>105-151/REPR A-DRIVE</del>	<del>930929</del>	<del>CLSD</del>
	<del>S94551</del>	<del>REPL CORD</del>	<del>930930</del>	<del>CLSD</del>
	<del>S94609</del>	<del>CK FUSES/ELEC PROBLEM</del>	<del>931011</del>	<del>CLSD</del>
	<del>P94703</del>	<del>WELD FURNACE UNIT</del>	<del>931011</del>	<del>CLSD</del>
	<del>S94866</del>	<del>105-120/REPR Z-AXIS</del>	<del>931013</del>	<del>CLSD</del>
	<del>S94867</del>	<del>105-120/REPR OILER</del>	<del>931013</del>	<del>CLSD</del>
	<del>S94953</del>	<del>105-120/B-AXIS</del>	<del>931014</del>	<del>CLSD</del>
	<del>S94976</del>	<del>105-147/REPR COMPUTER</del>	<del>931014</del>	<del>CLSD</del>
	<del>94960</del>	<del>REPR HARDING LATHE</del>	<del>931014</del>	<del>CLSD</del>
	<del>95017</del>	<del>REPR FILTER MIST</del>	<del>931018</del>	<del>CLSD</del>
	<del>S95011</del>	<del>REPR COMMODE</del>	<del>931018</del>	<del>CLSD</del>
	<del>P95030</del>	<del>INSTALL SURFACE GRINDER</del>	<del>931018</del>	<del>CLSD</del>
	<del>S95082</del>	<del>105/120 REPR BOARD</del>	<del>931019</del>	<del>CLSD</del>
	<del>P95118</del>	<del>FAB/INST SIGNS</del>	<del>931020</del>	<del>CLSD</del>
	<del>S95199</del>	<del>REPR BMC MONARCH MILL</del>	<del>931021</del>	<del>CLSD</del>
	<del>S95296</del>	<del>105-141/REPR TOOLCHANGER</del>	<del>931025</del>	<del>CLSD</del>
	<del>S95260</del>	<del>105-126 REPR OKUMA CNC</del>	<del>931025</del>	<del>CLSD</del>
	<del>95315</del>	<del>PM REPAIR MEASURING MACH</del>	<del>931025</del>	<del>CLSD</del>
	<del>95468</del>	<del>REPR CLOGGED DRAIN</del>	<del>931028</del>	<del>CLSD</del>
	<del>S95467</del>	<del>REPR COMMODE</del>	<del>931028</del>	<del>CLSD</del>
	<del>95469</del>	<del>UNCLOG SINK DRAIN</del>	<del>931028</del>	<del>CLSD</del>
	<del>S95612</del>	<del>105/131 ROOM HOT</del>	<del>931102</del>	<del>CLSD</del>
	<del>S95626</del>	<del>105-131/REPR OSCILATION</del>	<del>931102</del>	<del>CLSD</del>
	<del>S95641</del>	<del>REPR LATHE</del>	<del>931102</del>	<del>CLSD</del>

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R.BLD	MSR.NUM	MSR.TITLE	INIT.DATE	MSR.STATUS
	S99115	ELECTRICAL SUPPORT	940217	SCHD
	99112	REPL LIGHTS	940217	CLSD
	<del>99126</del>	<del>ATTACH SHELF</del>	<del>940217</del>	<del>CLSD</del>
	99151	CK TRANSFORMER	940221	CLSD
	<del>S99166</del>	<del>105-141/REPR MILL</del>	<del>940221</del>	<del>CLSD</del>
	<del>S99176</del>	<del>105-141/INST FUSES/MILL</del>	<del>940221</del>	<del>CLSD</del>
	<del>99282</del>	<del>REPAIR HARDING LATHE</del>	<del>940223</del>	<del>INPL</del>
	P99255	INSTALL ELEC. DROP	940223	CLSD
	<del>999351</del>	<del>105-120 CK CONTROLLER</del>	<del>940224</del>	<del>CLSD</del>
	S99366	CK/REPR FUSE	940228	CLSD
	<del>S99406</del>	<del>105-131/OPTICAL PROJECTR</del>	<del>940228</del>	<del>CLSD</del>
	<del>P99416</del>	<del>PUNCH ALUMINUM PIECES</del>	<del>940228</del>	<del>CLSD</del>
	<del>S99696</del>	<del>105-129/REPR MONITOR</del>	<del>940308</del>	<del>CLSD</del>
	S99790	REPR SWITCH/HEAT ELEMENT	940310	CLSD
	<del>P99865</del>	<del>CONNCT MACHINE</del>	<del>940314</del>	<del>INPL</del>
	<del>99902</del>	<del>REPR HARDING CHUCKER</del>	<del>940315</del>	<del>PLRQ</del>
	<del>99923</del>	<del>FAB GRATE/LOAD PARTS</del>	<del>940315</del>	<del>PLRQ</del>
	<del>99926</del>	<del>REPL LIGHT BULB IN HOOD</del>	<del>940316</del>	<del>PLRQ</del>
	<del>S15009</del>	<del>105-141/REPR LUDE UNIT</del>	<del>940317</del>	<del>CLSD</del>
	<del>S99994</del>	<del>SPINDLE WORK/105</del>	<del>940317</del>	<del>CLSD</del>
	<del>S15046</del>	<del>105-126/OKUMA LATHE</del>	<del>940321</del>	<del>CLSD</del>
	<del>S15047</del>	<del>105-141/MILLING MACHINE</del>	<del>940321</del>	<del>CLSD</del>
	<del>S15048</del>	<del>105-120/AUTOMATIC</del>	<del>940321</del>	<del>CLSD</del>
	15072	REPR DOOR	940321	PLRQ
	<del>S15155</del>	<del>105-120/BATTERY BACKUP</del>	<del>940323</del>	<del>INPL</del>
	<del>S15688</del>	<del>105-120/Z-AXIS</del>	<del>940407</del>	<del>CLSD</del>
	<del>16078</del>	<del>105-154 INSTL KEYBOARD</del>	<del>940418</del>	<del>RECD</del>

MSR.BLD = 105  
 UNTS MSR.NUM  
 551

**ATTACHMENT C**

ROUGH DRAFT - WF Bankes

1/19/94

## DATA FOR LEASED BUILDINGS

## Integral Costs - Per Square Foot Per Year

Building	29	35/59	63E	105	A	OSW	GH	49	3	85	43
<b>UTILITIES</b>											
Utility Operations	\$1.35	\$1.35	\$1.35	\$1.35	\$1.35	\$1.35	\$1.35	\$1.35	\$1.35	\$1.35	\$1.35
Electricity	DP&L	DP&L	DP&L	DP&L	\$1.17	\$1.17	\$1.17	DP&L	DP&L	DP&L	DP&L
Chilled Brine	\$0.00	\$0.00	\$0.38	\$0.38	\$0.38	\$0.38	\$0.38	\$0.38	\$0.38	\$0.00	\$0.00
Heat - Steam	\$0.90	\$0.90	\$0.90	\$0.90	\$0.90	\$0.90	\$0.90	\$0.90	\$0.90	\$0.00	\$0.90
Heat - Propane	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.90	\$0.00
Utilities Total	\$2.25	\$2.25	\$2.63	\$2.63	\$3.80	\$3.80	\$3.80	\$2.63	\$2.63	\$3.25	\$2.25
<b>MAINTENANCE</b>											
Building Shell PM & Repairs	\$3.50	\$3.50	\$3.50	\$3.50	\$3.50	\$3.50	\$3.50	\$3.50	\$3.50	\$3.50	\$3.50
Environmental Monitoring	? TBD	?	?	?	?	?	?	?	?	?	?
<b>(A) TOTAL INTEGRAL COST</b>	<b>\$5.75</b>	<b>\$5.75</b>	<b>\$6.13</b>	<b>\$6.13</b>	<b>\$7.30</b>	<b>\$7.30</b>	<b>\$7.30</b>	<b>\$6.13</b>	<b>\$6.13</b>	<b>\$6.75</b>	<b>\$5.75</b>

## Integral/Optional Costs - Per Square Foot Per Year

Mound Fire Department	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93
Alarm Systems (security/fire/process) Note 7.											
Custodial (partial occupancy)	\$1.11	\$1.11	\$1.11	\$1.11	\$1.11	\$1.11	\$1.11	\$1.11	\$1.11	\$1.11	\$1.11
<b>(B) TOTAL INT/OPT COST</b>	<b>\$2.04</b>										
<b>TOTAL COST (A)+(B)</b>	<b>\$7.79</b>	<b>\$7.79</b>	<b>\$8.17</b>	<b>\$8.17</b>	<b>\$9.34</b>	<b>\$9.34</b>	<b>\$9.34</b>	<b>\$8.17</b>	<b>\$8.17</b>	<b>\$8.79</b>	<b>\$7.79</b>

## Costs Borne by DOE/Miamisburg Up-Front

Composite Sampler	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Install DP&L Meters	\$1,500	\$10,000	Note 5	\$1,500	Note 2	Note 2	Note 3	Note 5	Note 5	\$1,500	\$1,500
Total	\$21,500	\$30,000	\$20,000	\$21,500	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$21,500	\$21,500

## Notes:

1. The DP&L designation indicates direct billing by DP&L at Commercial rates.
2. Electric costs for A and OSW are assessed on a per square foot basis because of joint tenancy with M&O Contractor.
3. EG&G and DP&L have determined that DP&L metering of GH is not feasible.
4. Although GH building is not served by brine, the cost has been included because the electricity cost per square foot does not include air conditioning.
5. Cost is included in \$10,000 associated with reworking the substation that serves Bldgs 35/59.
6. Optional /Integral costs are for necessary functions estimated at Mound resource costs.
7. Alarm systems costs are included in fire department and building maintenance and repair costs.

# MOUND SERVICES FOR COMMERCIALIZATION

**ROUGH DRAFT - WF Banks 1/11/94**

SERVICE CATEGORY	SERVICE DESCRIPTION	MOUND BASE PRICE	BASIC BASIS	COMPETITIVE RATE RANGE	JOB CLASSIFICATION	HOURLY RATE	BURDEN RATE	COMPETITIVE RATE RANGE
MAINTENANCE	GENERAL CLEANING	\$24.37	HOURLY	VARIABLE				
ACI	CUSTODIAL/GENERAL LABOR							
MAINTENANCE/REPAIR	TRASH REMOVAL EQUIPMENT/FURNITURE MOVING ELECTRICAL	\$37.15	HOURLY	\$38.00				
WELD SHOP/PIPE SHOP	PIPING/PLUMBING PREVENTIVE MAINTENANCE HEATING VENTILATION&AIR HOISTING/RIGGING/EQUIP. TROUBLESHOOTING LANDSCAPE CARE FLOORING REPAIRS PLASTER REPAIR	\$37.15	HOURLY	\$36.00				
MECHANIC/SHEET METAL SHOPS	MIG WELDING TIG WELDING STICK WELDING PIPE THREADING MATERIALS INVENTORY STAINLESS PIPE CLEANING HYDROSTATIC TESTING BACKFLOW PREVENTER PWCM PLASMA CUTTING SHEET METAL FABRICATION (WELD/MECHANICAL) MACHINING (LATHE/MILL) VACUUM PUMP REBUILDING STEEL FABRICATION (BENDING/SHEARING ETC) HOISTING/RIGGING EQUIPMENT TESTING HOISTING & RIGGING EQUIPMENT	\$37.15	HOURLY	\$38.00				
CONSTRUCTION SHOPS	GENERAL PAINTING SPRAY PAINTING (EPA PERMITTED FACILITY) SIGNS (PAINTED, SILK SCREEN, ENGRAVE, ETC) TAGS (STAMPED/ENGRAVED) CARPENTRY (FINISH & ROUGH)(WOOD & PLASTIC) MASONRY (BRICK, BLOCK, CONCRETE, TILE, ETC.) EXCAVATION MILLWRIGHT SEWER CLEANING	\$37.15	HOURLY	\$36.00				
VEHICAL MAINT/ HEAVY DUTY OPERATORS	SMALL ENGINE REPAIR CARSLIGHT DUTY TRUCK/HEAVY DUTY TRUCK & BUS REPAIR BACKHOE (TRACK&TIRE) MOBILE CRANE DOZER SKID LOADER WRECKER FORKTRUCK	\$37.15	HOURLY	\$36.00				
ELECTRONICS SHOP	PERSONAL COMPUTER REPAIR/MODIFICATION PLANT EQUIPMENT FAX MACHINE/PRINTER/TYPEWRITER REPAIR CONTROLLERS ELECTRONIC EQUIPMENT ELECTRICAL TEST/INFRARED FLORESENCE EQUIPMENT/RENT/LEASE INDUSTRIAL/SCIENTIFIC EQUIPMENT TROUBLESHOOTING	\$31.95	HOURLY	\$36.00				
PUBLIC AFFAIRS/VISUAL COMM ADMN	PUBLIC RELATIONS PHOTOGRAPHY SPECIAL ARTWORK FORMS/OVERHEADS PUBLICATIONS (BASED ON COMPLEXITY) EQUIPMENT OPERATOR	\$30.00 \$50.00 \$25.00 \$10.00 \$100.00 \$20.00 \$10.00	HOURLY HOURLY HOURLY HOURLY HOURLY DAY HOURLY					
AUDIO VISUAL SUPPORT	EQUIPMENT OPERATOR	\$20.00 \$10.00	DAY HOURLY					
LARGE GROUP MEETINGS	EQUIPMENT OPERATOR (\$15 FEE IF NO OPERATOR) AUDITORIUM RENTAL (\$50 FIRST HOUR)	\$20.00 \$10.00 \$35.00	DAY HOURLY HOURLY					

SECRETARY	\$10.77	\$22.94
CLERK	\$10.81	\$23.03
CUSTODIAN	\$11.29	\$24.05
LABORER	\$11.55	\$24.60
DRIVER	\$13.20	\$28.12
CHEMICAL HANDLER	\$13.51	\$28.78
MATERIAL HANDLER	\$13.51	\$28.78
COMPUTER OPERATOR	\$13.53	\$28.82
ELECTRONIC TECHNICIAN	\$15.00	\$31.95
MECHANIC	\$18.33	\$34.78
HEAVY DUTY MECHANIC	\$17.30	\$36.85
CONSTRUCTION CRAFTSPERSON	\$17.44	\$37.15
FABRICATION MECHANIC	\$17.44	\$37.15
PIPEFITTER	\$17.44	\$37.15
PLANNER	\$19.18	\$40.85
ENGINEER	\$21.66	\$46.14
SPECIALIST	\$29.77	\$63.41
PROFESSIONAL OTHER	\$29.85	\$63.58
MANAGEMENT	\$30.38	\$64.71

SECRETARY	\$10.77	\$21.43
CLERK	\$10.81	\$21.51
ILLUSTRATOR	\$14.51	\$28.87
PHOTOGRAPHER	\$14.84	\$28.73
OTHER PROFESSIONAL	\$29.85	\$59.40
MIDDLE MANAGEMENT	\$30.38	\$60.46
SENIOR MANAGEMENT	\$45.48	\$90.51

# MOUND SERVICES FOR COMMERCIALIZATION

**ROUGH DRAFT - W/ Banks 1/11/94**

SERVICE CATEGORY	SERVICE DESCRIPTION	MOUND BASE PRICE	BASIS	COMPETITIVE RATE RANGE	JOB CLASSIFICATION	HOURLY RATE	BURDEN RATE	COMPETITIVE RATE RANGE
<b>PROCUREMENT SERVICES</b>								
ADMN	GENERAL SERVICES, AE/SERVICES, CAPITAL EQ.							
	SMALL VALUE COMMODITIES (\$25 MINIMUM/PR)			2% COST				
	UP TO \$100K COMPETITIVE PROCUREMENT			2% COST				
	UP TO \$100K DIRECTED SOURCE			1.5% COST				
	OVER \$100K COMPETITIVE PROCUREMENT			\$2K+2% COST OVER \$100K				
	OVER \$100K DIRECTED SOURCE			\$1.5K+2% COST OVER \$100K				
CONSTRUCTION	UP TO \$100K COMPETITIVE PROCUREMENT			2% COST				
	UP TO \$100K DIRECTED SOURCE			1.5% COST				
	OVER \$100K COMPETITIVE PROCUREMENT			\$2K+2% COST OVER \$100K				
	OVER \$100K DIRECTED SOURCE			\$1.5K+2% COST OVER \$100K				
OTHER	ADDITIONAL ALL CONTRACTS (MIN \$50/MONTH)			1% COST				
	WAREHOUSE ISSUES			2% COST				
	SHOES AND SAFETY GLASSES (ADMIN COSTS)	\$15.00	PAIR					
	RAW MATERIALS \$25 MIN PER PURCH REQ.)			2% COST				
	RAW MATERIALS >\$100K			2K + 1.5% COST				
	SOURCE INSPECTIONS		TASK					
	SUPPLIER QUALIFICATION		TASK					
	QUALITY CONTROL SUPPORT		TASK					
	INCOMING INSPECTION		TASK					
	SOURCING		TASK					
	PRE-PROCUREMENT PLANNING		TASK					
LOGISTICS SERVICES	STORES INVENTORY (CYCLE COUNTING)	\$251.30	INVENTORY					
	ENGINEERING SERVICE	\$12.28	PU&DEL					
	SHIPMENT PROCESSING	\$8.80	SHIPMNT					
	STORES DISTRIBUTION (FILLING REQUISITIONS)	\$8.14	REQUISITION + 2% OF COST					
	DISPATCH SERVICES	\$2.17	DISPATCH					
	SHIPPING	\$7.88	SHIPMNT					
	SPEC. MAT. HANDLING/SMAC	\$10.38	SHIPMNT					
	CYLINDER DELIVERY	\$12.27	DELIVERY					
	RECEIVING	\$3.82	SHIP/DEL					
	DELIVERY SERVICE	\$12.28	DELIVERY					
	GAS DEWAR SERVICE	\$8.18	DEWAR					
	BULK GAS DELIVERIES	\$75.38	TRUCKLOAD					
	PROCESS EXCESS MATERIALS	\$34.02	ITEM					
MATERIAL MOVEMENT	MSR SUPPORT	\$8.14	MSR					
	OFFICE MOVES	\$17.01	MOVE					
MAIL SUPPORT	INTERNAL MAIL MOVEMENT	\$4.09	PU OR DROPOFF					
	EXTERNAL MAIL MOVEMENT	\$49.10	TRIP					
BUS SERVICES	ONE SHUTTLE BUS	\$33.18	HOUR					
	TWO SHUTTLE BUSES	\$49.53	HOUR					
MAIL SERVICES	ONE CLERK	\$98.01	HOUR					
	TWO CLERKS	\$71.14	HOURLY/CLERK					
<b>LOSS PREVENTION &amp; SAFETY SERVICES</b>								
ES&H	MOUND FIRE DEPARTMENT-CLEARED AREAS	\$690K	YEAR					
	MOUND FIRE DEPARTMENT-UNCLEARED AREAS							
	ALARM SUPERVISION							
	AUTOMATIC SPRINKLER PROTECTION							
	FIXED FIRE PROTECTION SYSTEMS				VARIABLE			
	INSPECTION AND TESTING PER NFPA	\$25.00	HOUR					
CONSULTING SERVICES	INDUSTRIAL SAFETY, HYGIENE & FIRE PROTECTION	\$40-\$55	HOUR	\$65-\$125				
TRAINING SERVICES	OSHA 10& 30 HOUR COURSES	QUOTE	PERSON	\$300 - \$1000				
	OSHA CONSTRUCTION	QUOTE	PERSON	\$300 - \$1000				
	HAZWOPPER 8 HR REFRESHER	QUOTE	PERSON	\$300 - \$1000				
	LOCK OUT/TAG OUT	QUOTE	PERSON	\$300 - \$1000				
	CUSTOMIZED TRAINING BY REQUEST	QUOTE	PERSON	\$300 - \$1000				
	SAFETY FILM LIBRARY - RENTAL	\$5-\$10	WEEK					

PURCHASING ASSOCIATE	\$10.58	\$21.05
SECRETARY	\$10.77	\$21.48
CLERK	\$10.81	\$21.54
DRIVER	\$13.20	\$28.31
CHEMICAL HANDLER	\$13.51	\$28.93
MATERIAL HANDLER	\$13.51	\$28.93
BUYER	\$18.52	\$38.91
ENGINEER	\$21.68	\$43.17
PROFESSIONAL OTHER	\$29.85	\$59.49
MANAGER	\$30.38	\$60.55
SENIOR MANAGER	\$45.48	\$90.64

FIRE FIGHTER	\$8.01	\$13.48
CLERK	\$10.81	\$21.18
DRIVER	\$13.20	\$22.18
HYGIENIST	\$18.36	\$30.84
PROFESSIONAL OTHER	\$29.85	\$50.15

# MOUND SERVICES FOR COMMERCIALIZATION

**ROUGH DRAFT - WF Bankes 1/11/94**

SERVICE CATEGORY	SERVICE DESCRIPTION	MOUND BASE PRICE	COMPETITIVE RATE BASIS RANGE	JOB CLASSIFICATION	HOURLY RATE	BURDEN RATE	COMPETITIVE RATE RANGE
<b>HUMAN RESOURCES</b>							
ADMN GENERAL HUMAN RESOURCES	DEVELOP HUMAN RES POLICY MANUAL	EACH	\$1.5-2.5K				
	DEVELOP COMPENSATION SYSTEM (50 EMPL)	EACH	\$5K-\$6K				
	RETAINER BASIS CONSULTING - 40 HRS/MONTH	MONTH	\$2,400.00				
	RETAINER BASIS CONSULTING - 30 HRS/MONTH	MONTH	\$1,500.00				
	HOURLY RATE CONSULTING	HOUR	\$75-\$95				
	EXEMPT RECRUITING	ANNUAL SAL	%30				
	SECRETARIAL RECRUITING	ANNUAL SAL	%1+%1 PER \$K				
	TECHNICIAN RECRUITING	NOT TYP					
HUMAN RESOURCES TRAINING	1 DAY COURSE - BASE RATE	FEE	\$1,800.00	SECRETARY	\$10.77		\$21.46
	EACH PARTICIPANT	PARTICIPANT	\$35.00	CLERK	\$11.14		\$22.20
	2 DAY COURSE - BASE RATE	FEE	\$3,500.00	PROGRAMMER	\$13.83		\$27.58
	EACH PARTICIPANT	PARTICIPANT	\$65.00	REPRESENTATIVE	\$17.48		\$34.80
	3 DAY COURSE - BASE RATE	FEE	\$4,800.00	ANALYST	\$18.75		\$37.37
	EACH PARTICIPANT	PARTICIPANT	\$85.00	COORDINATOR	\$18.59		\$39.04
	4 DAY COURSE - BASE RATE	FEE	\$6,400.00	SUPERVISOR	\$20.79		\$41.43
	EACH PARTICIPANT	PARTICIPANT	\$85.00	SUBJECT MATTER EXPERT	\$23.25		\$46.34
HUMAN RESOURCES - EEO	COURSE - DEVELOPMENT	FEE	\$1,000.00	MANAGER	\$31.32		\$62.42
	EACH PARTICIPANT	PARTICIPANT	\$40.00				
	CONSULTING	HOUR	\$80.00				
<b>WASTE MANAGEMENT</b>							
TRASH DISPOSAL	FRONT-LOADER DUMPSTER	CU. YD	\$2.22				
	ROLL-OFF (20,30,40 CUBIC YARD CONTAINER \$95 + FEES)	CU. YD	\$11.00				
	ROLL-OFF CONSTRUCTION OR DEMOL \$95 + FEES)	CU. YD	\$4.00				
RECYCLABLE WASTE	COMPACTOR P/U & TRANSPORT TO DESTR FACILITY	POUND	\$0.02				
	METRO DOCUMENT DESTRUCTION	POUND	\$0.07				
	RECYCLE FIBERS OF OHIO	TON	\$45.00				
	A-BLDG COMPACTOR LEASE (INCL MAINTENANCE)	MONTH	\$460.00				
	D9-BLDG COMPACTOR LEASE (INCL MAINTENANCE)	MONTH	\$380.00				
	OFFICE CONTAINERS FOR PAPER (PURCHASE)	EACH	\$4.88				
<b>MEDICAL DEPARTMENT</b>							
ADMN	AMBULANCE						
	PHYSICAL EXAMS						
	STRESS TESTS						
	DRUG TESTING						
	ROUTINE MEDICAL						
	HEARING TESTS						
	EYE TESTS						
	FLU-SHOTS						
<b>PUBLICATIONS</b>							
ADMN	ARTICLES						
	BOOKS						
	PATENT DOCUMENTATION						
	TECHNICAL MANUAL PUBLICATION						
	CONSULTING						
<b>PRINTING SERVICES</b>							
	REPRODUCTION - NON-COLOR						
	REPRODUCTION - COLOR						
	PAMPHLETS						
	PUBLICATIONS						

**FACILITY SURVEY  
OF  
BUILDING 105  
AT  
THE U.S. DEPARTMENT OF ENERGY, MOUND PLANT  
FOR  
THE CITY OF MIAMISBURG**

**UNCLASSIFIED CONTROLLED NUCLEAR INFORMATION (U.C.N.I.)**

**NOT FOR PUBLIC DISSEMINATION**

**May contain unclassified controlled nuclear information  
subject to Section 148 of the Atomic Energy Act of 1954, as  
amended (42 U.S.C. 2168). Approval by the Department of  
Energy prior to release is required.**

**February 28, 1994**

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**Barge  
Waggoner  
Sumner and  
Cannon**

**ENGINEERS**

**ARCHITECTS**

**PLANNERS**

**SURVEYORS**

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## INTRODUCTION

On February 4, 1994, Barge, Waggoner, Sumner and Cannon (BWS&C) submitted a proposal to Mike Grauwelman, Manager of Mound Transition for the City of Miamisburg for "Facility Survey of Seven Buildings at the Mound Plant". The seven buildings are 29, 35, 59, 63(East), 63(West), 105 and GH. These facilities have been designated by the U.S. Department of Energy as potential facilities for lease or purchase by the City of Miamisburg or a private company.

In accordance with that proposal, this assessment is based on building surveys of seven existing facilities as conducted by BWS&C on February 14-16, 1994. This report is based on BWS&C's observations during the surveys, interviews with key EG&G building personnel, and background research through previous reports.

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4. MISCELLANEOUS CONCERNS ..... 5

5. CORRECTIVE ACTIONS ..... 6

6. REFERENCES ..... 7

APPENDIX A ..... A-1

## 1. BACKGROUND DESCRIPTION

### General

Established in 1948 by the Atomic Energy Commission to aid in the nation's nuclear science program, Mound occupies 305 acres near the city of Miamisburg in southwest Ohio. At present the facility, which includes over 100 buildings totaling 1.4 million square feet, is owned by the U.S. Department of Energy and is operated and maintained by EG&G Mound Applied Technologies, Inc.

Building 105 was constructed at the Mound Plant in 1986 in an area known as the SM-PP Hill to accommodate new parts machining operations for a project that never materialized. Consequently, the facility remained essentially vacant for several years until the machining operations were relocated from M Building in 1993.

The 38,000 square foot facility consists of a 29,000 square foot concrete slab-on-grade ground floor and a 9,000 square foot open grating mezzanine for mechanical and electrical equipment. The steel-framed structure utilizes precast concrete sheer walls, is approximately 35'-0" high to the standing-seam metal roof system and bears on a spread footing and drilled pier foundation.

There are three interior wall systems installed in Building 105. Primary interior walls are painted concrete block extending to the underside of the roof deck. The office area is constructed with vinyl-faced demountable walls that extend to the underside of a suspended ceiling system. The central group of shops is constructed with a similar demountable wall system with metal cladding. The main production areas are open to the structural roof framing.

### Heating and Cooling

The HVAC system serving Building 105 was installed in 1986 and consists of three main air handling units, chilled water from the site distribution system, and high-temperature hot water also from the site distribution system. AHU-1 and AHU-2 are custom built-up air handling systems with capacities of approximately 20,000 and 25,000 cfm respectively. Both of these systems incorporate supply air fans, return air fans, economizer sections, filter sections, hot water heating coils and chilled water cooling coils. These units supply the east and west production areas utilizing variable frequency drives to control the supply fans.

AHU-3 is a custom built-up variable air volume system with approximately 10,000 to 12,000 cfm capacity and is controlled by a variable frequency drive. This unit serves the offices and central shops utilizing variable air volume boxes controlled by space thermostats.

The hot water heating system is supplied with a 6-inch high-temperature hot water supply and return service. The piping enters at the loading dock and extends to feed the equipment on the mezzanine. Beyond the equipment the line is valved and capped for future expansion.

### **Plumbing**

Building 105 is served by a 4-inch water main supplying the restrooms and extending to an electric water heater on the mezzanine level. A backflow preventer protects the domestic water system from the process water which is used throughout the facility.

The women's wheelchair-accessible restroom (Room 104) has two toilets and two lavatories. The men's wheelchair-accessible restroom (Room 106) contains three urinals, three toilets and three lavatories. One emergency eyewash station is located in Corridor 112.

The floor drains in the restrooms, locker rooms, and hub outlets on the mezzanine are connected to a 4-inch sanitary line which connects to a 6-inch sanitary main north of the facility. The main ties into the site sanitary drain system. A floor drain in Room 133 is connected to a 4-inch storm line which connects to an 8-inch storm main north of the facility. The remaining floor drains throughout Building 105 are routed to a 4-inch indirect waste line which connects to an interceptor on the north side of the building. The waste line from the interceptor flows to the 6-inch sanitary main north of the facility.

### **Fire Protection**

Building 105 has an automatic sprinkler system, hose cabinets and portable fire extinguishers. Manual pull stations, which signal Mound's fire station, are located at the exits.

### **Electrical**

The service is a high voltage to low voltage substation located on the mezzanine along with the major electrical equipment. There is no emergency power routed to the facility.

General lighting consists of primarily fluorescent fixtures with incandescent lighting in the utility areas. Emergency lighting is provided by battery-pack incandescent fixtures.

The building is protected with a lightning protection system.

The telephone service and public address systems are tied to the site communications systems.

## 2. ASSESSMENT

Building 105 appears to be new since the facility has been virtually dormant for most of its existence. The entire facility appears very clean. None of the finishes have worn.

There was no evidence of any moisture damage although a recent repair to a roof leak in the lobby area was reported. (Refer to the correspondence in Appendix A).

All of the HVAC equipment is approximately eight years old and appears to be in good working condition. There were no apparent problems observed during this survey and the controls appear to be adequate for this sensitive production space. The plumbing and fire protection components appear to be in good condition.

The electrical equipment appears to be in good condition.

### **3. REGULATORY ISSUES**

During the field survey, the building was visually examined for compliance with the state and federal regulatory agencies. The applicable building codes are listed in Section 6, References. The following list highlights the code deficiencies observed.

- The aisles, that are used for material handling, are not marked (OSHA 22 b).
- Drawings indicate that a floor drain connects to the storm drainage lines (OBBC 4101:2-51-01).

The building has the following barriers to disabled persons:

- The existing doors do not have accessible hardware (e.g. lever handles) (ADAAG 4.13.9).
- There are no provisions for visual or hearing disabilities (e.g. braille signage, tactile warning surfaces, visual alarms) (ADAAG 4.28 & 4.30).

#### **4. MISCELLANEOUS CONCERNS**

Building 105 was constructed in 1986 so it was assumed to be free of asbestos contamination and, therefore, not among the group of buildings surveyed for asbestos in 1992.

Currently, Mound is considered to be a private utility for the water supply system to each facility and as such does not require backflow prevention of the service line feeding individual buildings. If the water service becomes public, as a result of the facility transition, then an additional backflow preventer will be required, by code, at the service entrance.

## 5. CORRECTIVE ACTIONS

### Required Corrections

Included below are the estimated costs to correct the other deficiencies. These required modifications assume that the facility will be used for functions similar to those existing.

1. Apply striping to define the main aisles	\$600.00
2. Plug and cap the floor drain that is routed to the storm system	100.00
<hr/>	
Sub Total	\$700.00
Contingency (10%)	70.00
<hr/>	
Construction Total	\$770.00
Engineering (10%)	77.00
<hr/>	
Total Cost	<b>\$847.00</b>

### Potential Corrective Actions

If the facility becomes a public space then ADA regulations stipulate that barriers to disabled persons shall be removed. To accomplish this, the following modifications are recommended:

1. Replace knobs on 35 doors with lever handles	10,500.00
2. Install misc. (braille signage, fire alarm lights, etc)	2,000.00
<hr/>	
Sub Total	\$12,500.00
Contingency (10%)	1,250.00
<hr/>	
Construction Total	\$13,750.00
Engineering (10%)	1,375.00
<hr/>	
Total Cost	<b>\$15,125.00</b>

If the water service to the facility requires protection from potential process water contamination, the following estimated cost will be applicable

1. Install reduced pressure backflow preventer at service entrance	
Total Cost	<b>\$7,000.00</b>

## 6. REFERENCES

1. The existing conditions surveyed were compared to the following state and federal regulations.
  - a. Americans with Disabilities Act Accessibility Guidelines (ADAAG)
  - b. International Conference of Building Officials (ICBO)
    - i. Uniform Building Code (UBC)
    - ii. Uniform Fire Code (UFC)
  - c. Manual of Recommended Water and Sanitation Practice
  - d. National Emission Standard for Hazardous Pollutants (NESHAP)
  - e. National Fire Protection Association (NFPA)
    - i. Standard 13, Installation of Sprinkler Systems
    - ii. Standard 70, National Electrical Code
    - iii. Standard 72, Installation, Maintenance and Use of Protective Signaling Systems
    - iv. Standard 78, Lightning Protection Code
    - v. Standard 101, Life Safety Code
  - f. National Standard Plumbing Code
  - g. Occupational Safety and Health Administration (OSHA)
    - i. Code of Federal Regulations (CFR), Title 29, Chapter XVII, Part 1910
  - h. Ohio Basic Building Code (OBBC), including the:
    - i. OBBC Mechanical Code
    - ii. OBBC Plumbing Code
  - i. Ohio Environmental Protection Agency (OEPA)
    - i. Backflow Prevention and Cross-Connection Control
2. The following related reports were previously compiled and are included in Appendix A.
  - a. Condition Assessment Survey (CAS) Information Sheet
    - i. Assessment of Facility Conditions
    - ii. Assessment of Safety Status
  - b. Asbestos Survey, 1992
    - i. Identification of Asbestos
    - ii. Recommended Remedial Action and Cost

- c. Structural Inventory Report, 1991
  - i. Structural System Description
  - ii. Floor/Roof Capacity
- d. Life Safety Code Survey, 1991
  - i. Identification of Egress Deficiencies

3. The following individuals are knowledgeable of various building systems and may provide additional details relating to this facility.

a.	Mark Tibbs	Building Manager	865-4734
b.	David Burden	Alternate Building Manager	865-4295
c.	Mark Eisenhauer	Area Engineer	847-5255
d.	Gene Himes	HVAC Systems	865-4329
e.	Lawrence Baygents	Roofs and Maintenance	865-3026
f.	Robert Garbe	Condition Assessment	865-4556
g.	Ron Powers	Structural Inventory	865-5129
h.	Stephen Drews	Architectural Survey	438-0378
i.	Jack Putnam	Mechanical Survey	438-0378
j.	Don Barsalou	Electrical Survey	438-0378

4. The following list provides construction documentation of the original facility and major building modifications. Each project is filed separately in EG&G's Drawing Control Department. EG&G's Drawing Control Department does not update a composite set of Record Drawings for each facility. In addition to these drawings, site-wide projects (typically involving utilities) may or may not pertain to this facility.

Code	Job No.	Dwr No.	A/E	Description
310500	11450	88	Smith, Stevens & Young	Original building

**APPENDIX A**

**BUILDING PLANS**

**FIELD SURVEY REPORT**

**CORRESPONDENCE**

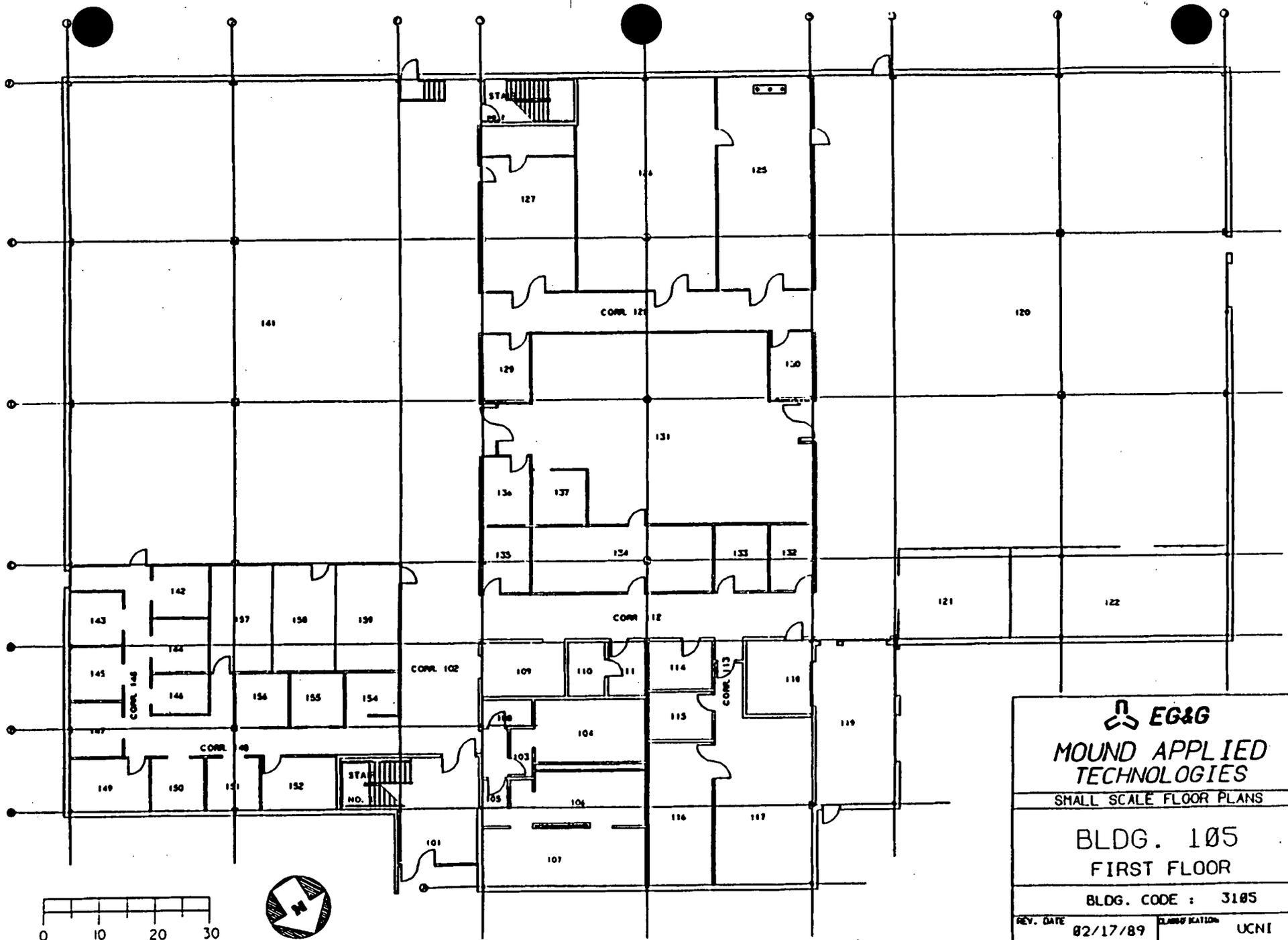
**CONDITION ASSESSMENT SURVEY INFORMATION SHEET**

**STRUCTURAL INVENTORY REPORT**

**LIFE SAFETY CODE UPGRADES REPORT**

**BUILDING PLANS**

A-4



 <b>EG&amp;G</b>	
<b>MOUND APPLIED TECHNOLOGIES</b>	
SMALL SCALE FLOOR PLANS	
<b>BLDG. 105 FIRST FLOOR</b>	
BLDG. CODE : 3105	
REV. DATE	CLASSIFICATION
02/17/89	UCNI

A-5

OPEN TO LOWER LEVEL

OPEN TO LOWER LEVEL



201



**MOUND APPLIED  
TECHNOLOGIES**

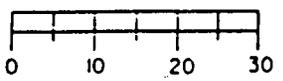
SHALL SCALE FLOOR PLANS

**BLDG. 105  
SECOND FLOOR**

BLDG. CODE : 3105

REV. DATE 02/17/89

CLASSIFICATION UCNI



**FIELD SURVEY REPORT**

**FACILITY AUDIT/ INSPECTION REPORT  
OSHA CONFORMANCE**

Building Designation: 105 Location: MOUND SM-PP HILL

Audited by: STEPHEN B DREWS Date: 2/14/94

**Audit Item**

(Check indicates item deficiency)

**Aisles**

- Are aisles marked?
- Width of aisles maintained?
- Are aisles in good condition?
- Are mats, grating, etc, used where drainage is needed?
- Are floor openings and floor holes protected?

**Stairs**

- Are stair railings of standard height? (30" to 34" above surface)
- Does every stairway having 4 or more treads have a hand rail?
- Are risers uniform in height and conform to proper height?
- Are standard railings provided on the open side of exposed stairs?

**Exits**

- Is the number of building exits adequate?
- Is there adequate fire separation?
- Are exits properly marked?
- Any emergency power supply?
- Does lighting in hallways and exit signs conform to government standards?
- Are exits blocked?
- Do exit doors operate properly?

**Ladders**

- Are ladder cages adequate and installed where required?

**Material Handling**

- Is there safe clearance for equipment through aisles and doorways?
- Are aiseways designated, permanently marked, and kept clear to allow unhindered passage?

**Fire Protection**

- Is there a fire alarm system?
- Are all fire extinguishers accessible, and their locations clearly designated?
- Is the fire sprinkler layout adequate?

**Compressed Gas Storage Area**

- Are cylinders legibly marked to identify the gas contained in them?
- Are compressed gas cylinders stored in areas away from heat sources?
- Are cylinders stored in a manner to prevent them creating a hazard by tipping, falling, or rolling?

**Work Environment**

- Are all work areas properly illuminated?
- Are noise levels within acceptable limits?
- Are exhaust stacks and air intakes so located that contaminated air will not be recirculated within the building?

**First Aid**

- Are emergency eye wash and shower facilities within the immediate work area where employees are exposed to injurious corrosive materials?

**Cafeteria/Break Area**

- Are lunch/break rooms provided?
- Are lunch/break rooms separated from the work areas?
- Do the number of rest rooms conform to the federal standards?
- Are there separate toilet facilities for each sex?
- Are the number of toilet fixture adequate for the occupancy?

① Material handling aisles not marked.

FACILITY AUDIT/ INSPECTION REPORT  
MATERIAL ASSESSMENT

Building Designation: 105 Location: MOUND SM-PP HILL

Audited by: STEPHEN B DREWS Date: 2/14/96

Audit Item  
(Indicate locations)

Weather Protection  
Roof damage.

Signs of moisture leakage.  
Roof leakage in lobby was reported. Repairs were made.

Door/window seals.

Finishes

Floors.  
Good

Walls.  
Good

Ceiling.  
Good

Doors/frames  
Good

Misc. (cabinetry, window coverings, etc.)  
Good

Equipment (Dock Levelers, Hoists, etc.)

2 DOCK LEVELERS  
MATERIAL HANDLING HOISTS & CRANES

FACILITY AUDIT/ INSPECTION REPORT  
MECHANICAL INVENTORY

Building Designation: Bldg 105 Location: \_\_\_\_\_

Surveyed by: Jack Putnam Date: 2/15/94

Heating and Air Conditioning

Heating System Identification: \_\_\_\_\_  
Media: \_\_\_\_\_  
Components: \_\_\_\_\_  
Distribution: \_\_\_\_\_  
Control: \_\_\_\_\_  
Major equipment: \_\_\_\_\_  
Cond'n: [Good] [Adequate] [Poor]

Heating System Identification: \_\_\_\_\_  
Media: \_\_\_\_\_  
Components: \_\_\_\_\_  
Distribution: \_\_\_\_\_  
Control: \_\_\_\_\_  
Major equipment: \_\_\_\_\_  
Cond'n: [Good] [Adequate] [Poor]

Heating System Identification: \_\_\_\_\_  
Media: \_\_\_\_\_  
Components: \_\_\_\_\_  
Distribution: \_\_\_\_\_  
Control: \_\_\_\_\_  
Major equipment: \_\_\_\_\_  
Cond'n: [Good] [Adequate] [Poor]

Heating System Identification: \_\_\_\_\_  
Media: \_\_\_\_\_  
Components: \_\_\_\_\_  
Distribution: \_\_\_\_\_  
Control: \_\_\_\_\_  
Major equipment: \_\_\_\_\_  
Cond'n: [Good] [Adequate] [Poor]

AC System Identification: AH-1  
Media: Brine, Hotwater  
Components: S.F., R.F., Filter, Economizer, Cooling coil, Hotwater  
Distribution: Ductwork  
Control: DDC, space, Pneumatics  
Major equipment: 24,000 CFM ±  
Cond'n: [Good] [Adequate] [Poor]

AC System Identification: AH-2  
Media: Brine, Hotwater  
Components: Same as AH-1  
Distribution: Ductwork  
Control: DDC, Pneumatics  
Major equipment: 20,000 CFM ±  
Cond'n: [Good] [Adequate] [Poor]

AC System Identification: AH-3  
Media: Brine, Hotwater  
Components: Same as AH-1, AH-2 VAV system  
Distribution: Ductwork @ VAV Boxes  
Control: DDC, Pneumatics  
Major equipment: 10-12,000 CFM ±  
Cond'n: [Good] [Adequate] [Poor]

AC System Identification: \_\_\_\_\_  
Media: \_\_\_\_\_  
Components: \_\_\_\_\_  
Distribution: \_\_\_\_\_  
Control: \_\_\_\_\_  
Major equipment: \_\_\_\_\_  
Cond'n: [Good] [Adequate] [Poor]

FACILITY AUDIT/ INSPECTION REPORT  
MECHANICAL INVENTORY

Building Designation: \_\_\_\_\_ Location: \_\_\_\_\_

Exhaust System

Exhaust System Identification: EF-1  
Type: General R.R.  
Area served: \_\_\_\_\_  
Distribution: \_\_\_\_\_  
Control: \_\_\_\_\_  
Major equipment: \_\_\_\_\_  
Cond'n: (Good) [Adequate] [Poor]

Exhaust System Identification: \_\_\_\_\_  
Type: \_\_\_\_\_  
Area served: \_\_\_\_\_  
Distribution: \_\_\_\_\_  
Control: \_\_\_\_\_  
Major equipment: \_\_\_\_\_  
Cond'n: [Good] [Adequate] [Poor]

Exhaust System Identification: \_\_\_\_\_  
Type: \_\_\_\_\_  
Area served: \_\_\_\_\_  
Distribution: \_\_\_\_\_  
Control: \_\_\_\_\_  
Major equipment: \_\_\_\_\_  
Cond'n: [Good] [Adequate] [Poor]

Exhaust System Identification: \_\_\_\_\_  
Type: \_\_\_\_\_  
Area served: \_\_\_\_\_  
Distribution: \_\_\_\_\_  
Control: \_\_\_\_\_  
Major equipment: \_\_\_\_\_  
Cond'n: [Good] [Adequate] [Poor]

Plumbing

Size of Water Main Into Building: 4"  
Backflow Prevention? (Yes) [No] on process only  
Process Water: yes  
Emergency Fixtures  
Showers: \_\_\_\_\_  
Eye Wash: \_\_\_\_\_ (1)  
Hot Water  
Area Served: R.R.  
Type: [Gas] (Elec) [Steam]

Restrooms  
Separate? (Yes) [No]  
Men's  
Handicap? (Yes) [No]  
Lavatories: \_\_\_\_\_ 3  
Urinals: \_\_\_\_\_ 2  
Toilets: \_\_\_\_\_ 3  
Women's  
Handicap? (Yes) [No]  
Lavatories: \_\_\_\_\_ 2  
Toilets: \_\_\_\_\_ 2

Fire Protection

Automatic Sprinkler System? (Yes) [No]  
Hose Connections? (Yes) [No]  
Stand Pipe? [Yes] (No)  
Portable Fire Extinguishers? (Yes) [No]  
Special Extinguishment Systems? [Halon] [CO<sub>2</sub>] NO

## FACILITY AUDIT/ INSPECTION REPORT ELECTRICAL INVENTORY

Building Designation: 105 Location: SM HILL

Surveyed by: DON BARSALOU Date: 2/14/94

Service Entrance: [High voltage] [480 volt] [208 or 240 volt]  
Telephone Service: [YES] [NO]

### Major Electrical Equipment

Transformer: 1  
Capacity: 30 KVA  
Primary: 480 V  
Secondary: 208Y/120 V

Power Panel: PDP-2A  
Rating: 480 V- 600 A  
Number of circuits: GMB  
Lug connections: MCB  
Cond: [Good] [Adequate] [Poor]

Lighting Panel: LP-1A  
Rating: 208/120 V- 225 A  
Number of circuits: 42  
Lug connections: MCB  
Cond: [Good] [Adequate] [Poor]

Transformer: 2  
Capacity: 30 KVA  
Primary: 480 V  
Secondary: 208Y/120 V

Power Panel: \_\_\_\_\_  
Rating: \_\_\_\_\_ V- \_\_\_\_\_ A  
Number of circuits: \_\_\_\_\_  
Lug connections: \_\_\_\_\_  
Cond: [Good] [Adequate] [Poor]

Lighting Panel: LP-1B  
Rating: 208/120 V- 125 A  
Number of circuits: 40  
Lug connections: MCB  
Cond: [Good] [Adequate] [Poor]

Transformer: 3  
Capacity: 30 KVA  
Primary: 480 V  
Secondary: 208Y/120 V

Power Panel: \_\_\_\_\_  
Rating: \_\_\_\_\_ V- \_\_\_\_\_ A  
Number of circuits: \_\_\_\_\_  
Lug connections: \_\_\_\_\_  
Cond: [Good] [Adequate] [Poor]

Lighting Panel: LP 1A1 - DOUBLE PANEL  
Rating: 208/120 V- 225 A + 200A.  
Number of circuits: 42 + 42  
Lug connections: MCB  
Cond: [Good] [Adequate] [Poor]

Transformer: 4  
Capacity: 30 KVA  
Primary: 480  
Secondary: 208Y/120 V

Power Panel: \_\_\_\_\_  
Rating: \_\_\_\_\_ V- \_\_\_\_\_ A  
Number of circuits: \_\_\_\_\_  
Lug connections: \_\_\_\_\_  
Cond: [Good] [Adequate] [Poor]

Lighting Panel: LP 1C1  
Rating: 208/120 V- 225 A + 200A  
Number of circuits: 42 + 42  
Lug connections: MCB  
Cond: [Good] [Adequate] [Poor]

Transformer: 5  
Capacity: 75 KVA  
Primary: 480 V  
Secondary: 208Y/120 V

Lighting  
Power Panel: LP 2A  
Rating: 208/120 V- 125 A  
Number of circuits: 42  
Lug connections: 42  
Cond: [Good] [Adequate] [Poor]

Lighting Panel: LP 1G  
Rating: 208/120 V- 125 A  
Number of circuits: 40  
Lug connections: MCB  
Cond: [Good] [Adequate] [Poor]

Transformer: \_\_\_\_\_  
Capacity: \_\_\_\_\_  
Primary: \_\_\_\_\_  
Secondary: \_\_\_\_\_

### ELECTRICAL EVALUATION

National Electric Code Violations: None

Is there sufficient power for existing function(s)? Yes - New facilities

Special Considerations: 12470V-480V Substation: 1000KVA/1333 KVA located on mezzanine.  
(4) vertical sections of Motor Control Centers. Busduct with switch/breaker tab at top  
in shop area. HVAC has variable frequency drive units for air-handlers and return air  
HV sub has main and alternate. HV - inside entrance.

**CORRESPONDENCE**

CONFIRMATION OF TELEPHONE CALL

DATE OF CONVERSATION: February 14, 1994  
PROJECT: Facility Survey of Seven Buildings at the Mound Plant  
FILE NO.: 19092-00

BUILDING: 105

\*\*\*\*\*

Barge  
Waggoner  
Sumner and  
Cannon

\*\*\*\*\*

Page 1 of 1

**PARTICIPANTS:**

Mr. David Burden, EG&G  
Mr. Stephen Drews, BWS&C

cc: Participants  
Mr. Michael Grauwelman, Miamisburg  
Mr. David West, BWS&C  
Mr. Bill Claiborne, BWS&C

**ITEMS DISCUSSED:**

1. S. Drews called to find information regarding audit findings and planned projects for Building 105. D. Burden is EG&G's Alternate Building Manager for Building 105.
2. D. Burden is only aware of audit findings that pertain to equipment operations and are not the result of facility deficiencies.
3. D. Burden is only aware of one Building 105 modification project which involves the installation of a jib crane.

The above represents our understanding of matters discussed and conclusions reached. Other participants are requested to review these items and advise the undersigned of any errors or omissions.

Signed:  Date: 2/17/94  
Stephen B. Drews

CONFIRMATION OF TELEPHONE CALL

DATE OF CONVERSATION: February 22, 1994  
PROJECT: Facility Survey of Seven Buildings at the Mound Plant  
FILE NO.: 19092-00

BUILDING: 105

\*\*\*\*\*

Barge  
Waggoner  
Sumner and  
Cannon

\*\*\*\*\*

Page 1 of 1

PARTICIPANTS:

Mr. Mark Eisenhauer, EG&G  
Mr. Stephen Drews, BWS&C

cc: Participants

Mr. Michael Grauwelman, Miamisburg  
Mr. David West, BWS&C  
Mr. Bill Claiborne, BWS&C

ITEMS DISCUSSED:

1. S. Drews called to find information regarding audit findings and planned projects for Building 105. M. Eisenhauer is EG&G's Area Engineer for Building 105.
2. M. Eisenhauer is not aware of any facility-related audit findings that pertain to health or safety issues.
3. M. Eisenhauer is not aware of any facility modification projects for Building 105.

The above represents our understanding of matters discussed and conclusions reached. Other participants are requested to review these items and advise the undersigned of any errors or omissions.

Signed: \_\_\_\_\_

Stephen B. Drews

Date: \_\_\_\_\_

2/22/94

CONFIRMATION OF TELEPHONE CALL

DATE OF CONVERSATION: February 14, 1994  
PROJECT: Facility Survey of Seven Buildings at the Mound Plant  
FILE NO.: 19092-00

\*\*\*\*\*  
Barge  
Waggoner  
Sumner and  
Cannon  
\*\*\*\*\*  
Page 1 of 1

PARTICIPANTS: cc: Participants  
Mr. Lawrence Baygents, EG&G Mr. Michael Grauwelman, Miamisburg  
Mr. Stephen Drews, BWS&C Mr. David West, BWS&C  
Mr. Bill Claiborne, BWS&C

ITEMS DISCUSSED:

1. S. Drews called to find maintenance information regarding the roofs of the following buildings:
  - Building 29
  - Building 35
  - Building 59
  - Building 63 (East and West)
  - Building 105
  - GH Building
2. L. Baygents stated that the Building 105 roof is metal (standing seam) and the other roofs are built-up (probably with coal tar bitumen). Some roof leakage was reported within the past month in Building 105. The leak was assumed to be caused by the recent severe ice storms. The leak was located above the entry lobby and repaired.
3. The original portion (about half) of the GH Building roof area has been replaced. (No date of replacement was provided.) The rest of the roofs are original.
4. Based upon the era in which the original built-up roofs were installed, there is probably asbestos in the flashing membrane. There could also be asbestos in the field of the roof, however, that was not common practice at Mound.

The above represents our understanding of matters discussed and conclusions reached. Other participants are requested to review these items and advise the undersigned of any errors or omissions.

Signed: Stephen B. Drews Date: 2/17/94  
Stephen B. Drews

CONFIRMATION OF TELEPHONE CALL

DATE OF CONVERSATION: February 22, 1994  
PROJECT: Facility Survey of Seven Buildings at the Mound Plant  
FILE NO.: 19092-00

BUILDINGS: 29, 35, 59, 63 (East & West)

\*\*\*\*\*

Barge  
Waggoner  
Sumner and  
Cannon

\*\*\*\*\*

Page 1 of 1

**PARTICIPANTS:**

Mr. Mike Zimmerman, EG&G  
Mr. Stephen Drews, BWS&C

cc:

Participants  
Mr. Michael Grauwelman, Miamisburg  
Mr. David West, BWS&C  
Mr. Bill Claiborne, BWS&C

**ITEMS DISCUSSED:**

1. S. Drews called to find information regarding audit findings and planned projects for any buildings included in this study. M. Zimmerman is EG&G's Area Engineer for Building 29, 35, 59, and 63 (East & West).
2. M. Zimmerman stated that there was an audit finding for Building 63 East that required the lightning protection system to be modified to incorporate the exterior steel stair. The other facilities did not receive any citations. The lightning protection system on Building 63 East has be modified to correct the audit finding.
3. M. Zimmerman is not aware of any projects that would modify these facilities. Although Ron Forrest is the GH Building Area Engineer, M. Zimmerman was aware of several studies have been conducted to utilize GH Building for many different functions. Due to the age of the facility, there are several disability barriers within GH Building that would require remediation prior to "public" use under the ADA guidelines. For this reason, none of the projects have advanced beyond the "study" phase. M. Zimmerman suggested contacting Ken Bole (865-4359) regarding project specifics since Ken is in charge of the Project Engineers that have been studying this facility.

The above represents our understanding of matters discussed and conclusions reached. Other participants are requested to review these items and advise the undersigned of any errors or omissions.

Signed: Stephen B. Drews Date: 2/22/94  
Stephen B. Drews

**CONDITION ASSESSMENT SURVEY INFORMATION SHEET**

# CONDITION ASSESSMENT SURVEY (CAS) INFORMATION SHEET

*Building Identification*    105  
(Number)

*Building Type*    Production (13)  
(Functional Unit Number)

<b>Structure</b> 1986    38,000 sq ft	<b>Equipment</b>

CONDITION	Brief Description of Type if Applicable	CONDITION					SAFETY STATUS		GENERAL COMMENTS <small>(Includes any Maintenance requirements when the facility is not in use with periodicity and Safety Requirements, use additional sheet(s) if required)</small>
		Excellent	Good	Adequate	Fair	Poor	Adequate	Compliance	
Foundation	Concrete	X					X		
Structure	Masonry	X					X		
Roofing	Built-Up Roof (BUR) Metal	X					X		
Interior		X					X		
Electrical Systems		X					X		
Mechanical Systems		X					X		
Special Systems <small>(Fire Protection, Conveying, Storage tanks, etc.)</small>		X					X		

<b>COMMENTS</b>	
<i>(Special Considerations)</i>	

A-18

**STRUCTURAL INVENTORY REPORT**

# STRUCTURAL INVENTORY REPORT

COMPILED BY: WAYNE S. MOORE  
DATE COMPLETED: MAY 31, 1991

1. BUILDING DESIGNATION: 105
2. BUILDING CODE: 310500
3. BUILDING (ADDITION) NAME: PARTS MACHING FACILITY
4. BUILDING (ADDITION) DETAILS:
  - NO. OF FLOORS: 1
  - PLAN DIMENSIONS: 150'-0" X 206'-0"
5. TYPE OF STRUCTURAL SYSTEM: STEEL FRAME AND PRECAST CONCRETE SHEAR WALLS
6. FOUNDATION TYPE: INTERIOR - ISOLATED CONCRETE SPREAD FOOTINGS AND DRILLED PIERS  
EXTERIOR - CONCRETE GRADE BEAMS ON SPREAD FOOTINGS AND DRILLED PIERS
7. FOUNDATION ELEVATION: INTERIOR - VARIES T/FTG EL = 887'-0" TO 889'-4",  
B/PIER EL = 880'-0" TO 884'-0"  
EXTERIOR - STEPPED T/FTG EL = 884'-10" TO 891'-4", B/PIER EL = 880'-0"
8. FLOOR AND ROOF INFORMATION:

LEVEL	CONSTRUCTION	USAGE	ELEVATION	LOAD RATING (PSF)
BSMT.	N/A			
1ST	6" SLAB ON GR. W/6X6 - W 2.9 X W 2.9 WWF	PRODUCTION	892'-0"	LL=250
INTERMED FLOOR	STL BEAMS W/4"X9" STL GRATE- LOCK PLANKING	PRODUCTION	906'-7 1/2"	LL=125
3RD	N/A			
4TH	N/A			
HIGH ROOF	STL JOISTS W/MTL ROOF DECK	ROOF	924'-3 1/2"	LL=40 SL=25
ROOF	STL JOISTS W/MTL ROOF DECK	ROOF	909'-6" NOM T/STL	LL=40 SL=25

9. SOIL INFORMATION: 0-(-1.0') TOPSOIL; (-1.0')-(-1.5') BR STIFF CLAY, LIMESTONE FLOATERS (CH), MOIST; (-1.5')-(-4.5') BR & GRAY HIGHLY WEATHERED SHALE, SOFT, THINLY BEDDED LIMESTONE, MOIST, BEDROCK; (-4.5')-(-15.0') GRAY MOD. TOUGH SHALE, THINLY BEDDED LIMESTONE, MOIST, BEDROCK
10. DESIGN FIRM: SMITH, STEVENS & YOUNG
11. DESIGN DATE: 1985
12. LATERAL STABILITY DESIGN INFORMATION:
  - SEISMIC: ZONE 2, Z=0.375, S=1.5, I=1.0, K=1.33, Cp=1.25
  - WIND: 100 YR RECUR., EXP. C, BASIC WIND SPEED = 93 MPH
13. SAFETY ANALYSIS PERFORMED: NO
14. FACILITY USAGE CLASSIFICATION (PER UCRL 15910):

**LIFE SAFETY CODE UPGRADES REPORT**

**BUILDING 105**

**FIRST FLOOR**

- A. Egress Capacity No Deficiencies.
- B. Egress Arrangement No Deficiencies.
- C. Doors and Hardware
  - 1. 5-2.1.5.1 The doors from Room 131 to Rooms 141 & 120 currently have dead bolt locks.  
  
Recommendation: Change hardware to dead bolt locks that will retract with the operation of the panic hardware of the door.
- D. Signage and Lighting No Deficiencies.
- E. Protection of Means of Egress No Deficiencies.

Appendix 7.5 Observations from Project Manager Building Walkthrough

**From:** Dennis Gault  
**To:** STANRL  
**Subject:** Observations from Bld. 105 Walkthrough

Bob:

Here are some items I observed during the Building 105 walkthrough on 6/12/97. Those in attendance included myself, David Mark (DOE), Jim England (Mound photographer), Stan Abrahamson (MMCIC), and an employee of the tenant (Thaler Machining). The tour took about a half hour and included the main floor and mezzanine of the interior as well as the exterior of the building and the surrounding grounds.

1. The overall condition of the structure both inside and out appeared to be excellent.
2. The Thaler employee noted that he was aware of one location where the roof leaked. This was just inside the entrance of the building as you entered the "open" area.
3. The only modifications to the building has been the removal of several inside walls to accommodate equipment.
4. In one of the interior rooms used for machining operations a computer NIU (Network Interface Unit) was still in place. Per Harrell Van Norman (Mound GIS) the unit has been deactivated but not removed.
5. An operational issue exists with the PM Substation located in the mezzanine of Building 105. The substation feeds Building 105 and 100 which are leased by the MMCIC and located in release Block D. The issue appears to be that this substation also feed the Building 95 cooling tower which is not in Release Block D.
6. There were no items of concern relating to the "Environmental Appraisal Checklist" that could be observed but the majority of the issues on the checklist will need to be addressed by Thaler personnel.

If you have any questions or concerns regarding this walkthrough please see me or call me at Ext. 3913.

Thank You,

Dennis Gault

**CC:** DOE\_OH.MOUND.Mark David

Appendix 7.6 PRS 379 Description and Core Team Recommendation

**MOUND PLANT**  
**PRS 379**

**PRS HISTORY:**

Isolated plutonium (Pu-238) hot spot identified during the OU-5 Non-AOC (Area of Concern) Phase 1 activities (location 05N04).<sup>1</sup>

**PROCESS DESCRIPTION:**

No radioactive or hazardous waste generating processes are known to have occurred at this location. Based on historical activities in nearby buildings, only isolated activity from plutonium (and/or thorium) may be expected.

**CONTAMINATION:**

Contamination levels were 1.1 pCi/g Thorium (Th-232) and 27 pCi/g Pu-238 in a surface sample. Nearby Phase 1 locations had comparable Th-232 concentrations and all Pu-238 concentrations less than 25 pCi/g. These samples were taken in 1994. The OU-5 Phase 1 soil gas sampling in this area showed nosignificant readings for organics.

**READING ROOM  
REFERENCES:**

- 1) OU-5 Operational Area Phase I Investigation, Non-AOC Field Report (Draft), March 1995. (pages 5-11)

**PREPARED BY:**

Richard Neff, DOE Technical Support Staff  
Joseph C. Geneczko, Member of EG&G Technical Staff  
George Liebson, Member of EG&G Technical Staff

MOUND PLANT  
PRS379  
AUGUST 3, 1995

RECOMMENDATION:

No further action. PRS 379 consists of an isolated plutonium hot spot of 27 pCi/g, which is well below the 75 pCi/g cleanup level for plutonium in the OU-4 canal. This cleanup value is based on a recreational land use scenario and has public consensus. Additionally, any exposure pathway would further reduce the concentration of the hot spot. Therefore, PRS 379 is not a site problem.

CONCURRENCE:

DOE:

Arthur W. Kleinsatz 10/19/95

USEPA:

Timothy J. Fisher 10/18/95

OEPA:

Brian Noll 10/19/95

SUMMARY OF COMMENTS AND RESPONSES:

Comment period from

2/15/96  
3/15/96

to

2/29/96  
4/15/96

- No comments were received during the comment period.
- Comment responses can be found on page \_\_\_\_\_ of this package.

Appendix 7.7 Radiological Survey Reports

M o u n d

Electronic Message/AOS

From :Michael R. O'Donoghue  
ODONMR  
Dept. :ES&H HEALTH PHYSICS OPERATIONS  
Tel. No :4410  
Date :28-Feb-1995 07:58am EST  
Subject :Bd. 105 Shutdown Survey

TO :Thomas M. Bruggeman ( BRUGTM )  
CC :NANCY A. CHRISTIAN (For Craig) ( CHRINA )

Tom,

Attached is the data from the Bd. 105 Safe Shutdown Survey. This survey indicated no direct or removable contamination on the buildings floors, corridors, or stairways. Fidler readings, alpha & beta wipes and meter readings were utilized during this survey.

If you have any questions please call me at x4410.

Mike O'Donoghue  
Health Physics Supvr.

**Health Physics Counting Laboratories  
Request for Analysis and Health Physics Data Sheet  
G Area Specific**

HPCL#  
No. 6 Pmt # 1

1 of 2

To be filled out by Submitter

Name: <span style="background-color:black; color:black;">[REDACTED]</span>	HP #: 2839	RWP #:
Isotope: <u>Am-241</u>	Analysis Required: <input checked="" type="checkbox"/> Alpha <input checked="" type="checkbox"/> Beta <input checked="" type="checkbox"/> H <sup>3</sup>	
Type of Sample: <input checked="" type="checkbox"/> Paper Wipe <input type="checkbox"/> Q-tip <input type="checkbox"/> Millipore Filter <input type="checkbox"/> Glass Fiber Filter <input type="checkbox"/> Oil <input type="checkbox"/> Water <input type="checkbox"/> Other: Explain _____ (i.e. Hazardous Waste)		
Description: <input type="checkbox"/> Air Sample <input type="checkbox"/> Personnel Sample (HP#) _____ <input checked="" type="checkbox"/> Structural Sample <input type="checkbox"/> Other: Explain _____ <input type="checkbox"/> Equipment Sample _____		
Time and Date Sample Was Taken: 3:00 PM 2/7/95	Pre-screened: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No. of Samples: 43

Remarks: \_\_\_\_\_

WIPE AREA: <input checked="" type="checkbox"/> 100 cm <sup>2</sup> <input type="checkbox"/>	Fidler Check # 3664/3665	Next Cal. Due 4-19-95	CHANNEL		
			Bkg 150	One 45K	Two 4K
			Pu 22K		6K
			Field Inst. Res. Th 35K		24K

Sample ID #	Sample Description	Alpha/Beta DPM/CPM Results	Alpha/Beta Inst. ID	Fidler/CPM			PAC DPM/100 CM <sup>2</sup>
				One	Out	Two	
Background	Background		5266/5281				
	Check Standard						
105-3	FLOOR			N/D	N/D	N/D	
105-4	FLOOR			N/D	N/D	N/D	
105-5	FLOOR			N/D	N/D	N/D	
105-6	FLOOR			N/D	N/D	N/D	
105-7	FLOOR			N/D	N/D	N/D	
105-8	FLOOR			N/D	N/D	N/D	
105-9	FLOOR			N/D	N/D	N/D	
105-10	FLOOR			N/D	N/D	N/D	
105-11	FLOOR			N/D	N/D	N/D	
105-12	FLOOR			N/D	N/D	N/D	
105-13	FLOOR			N/D	N/D	N/D	
105-14	FLOOR			N/D	N/D	N/D	
105-15	FLOOR			N/D	N/D	N/D	
105-16	FLOOR			N/D	N/D	N/D	
105-17	FLOOR			N/D	N/D	N/D	
105-18	FLOOR			N/D	N/D	N/D	
105-19	FLOOR			N/D	N/D	N/D	
105-20	FLOOR			N/D	N/D	N/D	
105-21	FLOOR			N/D	N/D	N/D	
105-22	FLOOR			N/D	N/D	N/D	
105-23	FLOOR			N/D	N/D	N/D	
105-24	FLOOR			N/D	N/D	N/D	
105-25	FLOOR			N/D	N/D	N/D	
105-26	FLOOR			N/D	N/D	N/D	

Counting Facility Technician's Signature: [REDACTED] HP # 4079

Radiological Control Technician's Signature: \_\_\_\_\_ HP # \_\_\_\_\_

Submitted: 2/7/95 Date Completed: 2/9/95

Reviewed By: [REDACTED] HP # 4959 Date: 2-28-95

# Health Physics Counting Laboratories Request for Analysis and Health Physics Data Sheet G Area Specific

2 ord

WIPE AREA: <input checked="" type="checkbox"/> 100 cm <sup>2</sup> <input type="checkbox"/>		Fidler Check # 3664 / 3665	Next Cal. Due 4-19-95	CHANNEL			
				Bkg 150	Out 4.5K	Two 4K	
				Field Inst. Res. Th 35K			
Sample ID #	Sample Description	Alpha/Beta DPM/CPM Results	Alpha/Beta Inst. ID 5266/5281	Fidler/CPM			PAC DPM/100 CM <sup>2</sup>
				One	Out	Two	
Background	Background						
	Check Standard						
105-26	FLOOR			N/D		N/D	
105-27	FLOOR			N/D		N/D	
105-28	FLOOR			N/D		N/D	
105-29	FLOOR			N/D		N/D	
105-30	FLOOR			N/D		N/D	
105-31	FLOOR			N/D		N/D	
105-32	FLOOR			N/D		N/D	
105-33	FLOOR			N/D		N/D	
105-34	FLOOR			N/D		N/D	
105-35	FLOOR			N/D		N/D	
105-36	FLOOR			N/D		N/D	
105-37	FLOOR			N/D		N/D	
105-38	FLOOR			N/D		N/D	
105-39	FLOOR			N/D		N/D	
105-40	FLOOR			N/D		N/D	
105-41	FLOOR			N/D		N/D	
105-42	FLOOR			N/D		N/D	
105-43	FLOOR			N/D		N/D	
105-44	FLOOR			N/D		N/D	
105-45	FLOOR			N/D		N/D	

Counting Facility Technician's Signature: \_\_\_\_\_

HP # 4079

Radiological Control Technician's Signature: \_\_\_\_\_

HP # \_\_\_\_\_

Date Submitted: 2/7/95

Date Completed: 2/9/95

Reviewed By: \_\_\_\_\_

HP # 4957

Date: 2-28-95

Protocol #: 1

Pw H3 20cc UG HPCL#6

User : hp #2272

COPY

Time: 2.00

Data Mode: DPM

Nuclide: PW-3H-UG

Quench Set: PW\_3H\_UG

Background Subtract: 1st Vial

	LL	UL	LCR	2S%	BKG
Region A:	0.5 - 18.6		0	0.0	9.10
Region B:	2.0 - 18.6		0	0.0	8.40
Region C:	0.0 - 0.0		0	0.0	0.00

Quench Indicator: tSIE/AEC

Ext Std Terminator: Count

G.WOOLEY T-BLDG.DOC.WIPES 105-3/105-44

Luminescence Correction On

Coincidence Time(ns): 18

Delay Before Burst(ns): Normal

Protocol Data Filename: c:\data\Prot1.dat

Count Data Filename: c:\data\SDATA1.DAT

Spectrum Data Drive &amp; Path: c:\data

S#	SMPL_ID	TIME	CPMA	LUM	FLAG	tSIE	DPM1	2Sigma
1		10.00	9.10	1	B	690.61		0.00
2	ES-H3-42a-15	2.00	413.90	0	E	643.91	847.45	159.86
3	A3	2.00	6.90	0	E	638.46	14.19	12.52
4	A4	2.00	0.00	0	E	705.27	0.00	0.00
5	A5	2.00	0.00	6	E	655.79	0.00	0.00
6	A6	2.00	0.00	0	E	654.03	0.00	0.00
7	A7	2.00	0.00	0	E	678.28	0.00	0.00
8	A8	2.00	0.00	0	E	684.51	0.00	0.00
9	A9	2.00	2.40	0	E	659.93	4.85	10.47
10	A10	2.00	0.00	0	E	669.28	0.00	0.00
11	A11	2.00	4.90	0	E	665.25	9.87	11.46
12		2.00	1.40	0	E	650.55	2.85	10.12
13		2.00	4.40	0	E	647.26	8.99	11.41
14		2.00	5.90	0	E	615.92	12.35	12.33
15		2.00	0.00	0	E	697.13	0.00	0.00
16		2.00	3.40	0	E	682.93	6.76	10.70
17		2.00	0.00	0	E	700.11	0.00	0.00
18		2.00	4.40	0	E	683.41	8.74	11.10
19		2.00	1.90	0	E	676.67	3.79	10.13
20		2.00	0.40	0	E	706.03	0.78	9.30
21		2.00	0.00	0	E	690.71	0.00	0.00
22		2.00	1.40	0	E	648.90	2.86	10.14
23		2.00	0.00	0	E	630.59	0.00	0.00
24		2.00	1.40	0	E	653.32	2.85	10.10
25		2.00	1.90	0	E	674.01	3.80	10.15
26		2.00	0.00	0	E	657.84	0.00	0.00
27		2.00	1.90	0	E	684.02	3.77	10.08
28		2.00	0.00	6	E	666.80	0.00	0.00
29		2.00	59.90	0	E	717.53	116.06	30.73
30		2.00	2.90	0	E	657.35	5.88	10.70
31		2.00	0.00	0	E	674.86	0.00	0.00
32		2.00	0.00	0	E	678.87	0.00	0.00
33		2.00	0.90	0	E	701.23	1.76	9.54
34		2.00	0.00	0	E	702.62	0.00	0.00
35		2.00	0.40	0	E	699.27	0.79	9.34
36		2.00	0.40	0	E	687.35	0.79	9.43

Protocol #: 1

Pw H3 20cc UG HPCL#6

User : hp #2272

S#	SMPL_ID	TIME	CPMA	LUM	FLAG	tSIE	DPM1	2Sigma
37		2.00	0.00	0	E	703.60	0.00	0.00
38		2.00	0.00	0	E	686.13	0.00	0.00
39		2.00	0.00	0	E	706.30	0.00	0.00
40		2.00	1.90	0	E	696.76	3.74	9.98
41		2.00	0.00	0	E	704.49	0.00	0.00
42		2.00	0.00	0	E	698.58	0.00	0.00
43		2.00	0.40	0	E	673.42	0.80	9.53
44		2.00	0.00	0	E	692.73	0.00	0.00
45		2.00	1.40	0	E	695.40	2.76	9.79

COPY

**Health Physics Counting Lab – Wipe Analysis**

Date: 02/8/95  
 Counting Unit Id: 2  
 Data file name: C:\LBXL\UNIT2\WIP2G001.XLD  
 Batch Ended: 02/8/95 18:33  
 Crosstalk Correction: Applied

Alpha activity action level (DPM): 20.00  
 Beta activity action level (DPM): 200.00

Batch ID: BLDG. 105 SURVEY/G. WOOLEY/SAH

Carrier	Sample	Alpha Activity			Beta Activity			Count time (min)	Completion Date - Time
		DPM	$\sigma$	flags	DPM	$\sigma$	flags		
79	1	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 17:09
26	2	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 17:11
74	3	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 17:13
41	4	1.434	1.92	<MDA	0.00	2.49	<MDA	1.50	02/8/95 17:15
2	5	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 17:17
70	6	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 17:19
28	7	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 17:21
72	8	0.000	1.95	<MDA	3.20	3.52	<MDA	1.50	02/8/95 17:23
82	9	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 17:25
25	10	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 17:27
20	11	0.000	1.93	<MDA	1.45	3.04	<MDA	1.50	02/8/95 17:29
65	12	0.000	1.93	<MDA	1.45	3.04	<MDA	1.50	02/8/95 17:31
21	13	0.000	1.92	<MDA	0.00	2.49	<MDA	1.50	02/8/95 17:33
39	14	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 17:35
13	15	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 17:37
69	16	0.000	1.93	<MDA	1.45	3.04	<MDA	1.50	02/8/95 17:39
3	17	1.434	1.92	<MDA	0.00	2.49	<MDA	1.50	02/8/95 17:41
15	18	0.000	1.95	<MDA	3.20	3.52	<MDA	1.50	02/8/95 17:43
11	19	0.000	1.98	<MDA	6.72	4.31	<AL	1.50	02/8/95 17:45
62	20	0.000	1.92	<MDA	0.00	2.49	<MDA	1.50	02/8/95 17:47
25	21	1.433	1.93	<MDA	1.20	3.04	<MDA	1.50	02/8/95 17:49
24	22	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 17:51
128	23	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 17:53
69	24	0.000	1.92	<MDA	0.00	2.49	<MDA	1.50	02/8/95 17:55
46	25	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 17:57
4	26	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 17:59
28	27	1.435	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 18:01
11	28	0.000	1.92	<MDA	0.00	2.49	<MDA	1.50	02/8/95 18:03
32	29	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 18:05

COPY

**Health Physics Counting Lab – Wipe Analysis**

Date: 02/8/95  
 Counting Unit id: 2  
 Data file name: C:\LBXLI\UNIT2\WIP2G001.XLD  
 Batch Ended: 02/8/95 18:33  
 Crosstalk Correction: Applied

Alpha activity action level (DPM): 20.00  
 Beta activity action level (DPM): 200.00

Batch ID: BLDG. 105 SURVEY/G. WOOLEY/SAH

Carrier	Sample	Alpha Activity			Beta Activity			Count time (min)	Completion Date - Time
		DPM	$\sigma$	flags	DPM	$\sigma$	flags		
74	30	0.000	1.92	<MDA	0.00	2.49	<MDA	1.50	02/8/95 18:07
20	31	0.000	1.92	<MDA	0.00	2.49	<MDA	1.50	02/8/95 18:09
90	32	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 18:11
57	33	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 18:13
58	34	0.000	1.92	<MDA	0.00	2.49	<MDA	1.50	02/8/95 18:15
52	35	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 18:17
53	36	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 18:19
97	37	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 18:21
71	38	1.434	1.92	<MDA	0.00	2.49	<MDA	1.50	02/8/95 18:23
44	39	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 18:25
49	40	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 18:27
48	41	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	02/8/95 18:29
130	42	0.000	1.98	<MDA	6.72	4.31	<AL	1.50	02/8/95 18:31
95	43	0.000	1.92	<MDA	0.00	2.49	<MDA	1.50	02/8/95 18:33

Protocol #: 5

PAPEPWIPE H3-2000 UG

User: [redacted] 5901

COPY

Time: 2.00

Data Mode: DPM

Nuclide: PW 3H-UG

Quench Set: PW 3H-UG

Background Subtract: 1st Vial

	LL	UL	LCR	13%	BKG
Region A:	0.5 - 18.5		0	0.0	8.70
Region B:	2.0 - 18.5		0	0.0	7.90
Region C:	0.0 - 0.0		0	0.0	0.00

Quench Indicator: tSIE/AEC  
 Ext Std Terminator: Count  
 BLDG #105 COLD SHUTDOWN  
 Luminescence Correction On  
 Coincidence Time(ns): 18  
 Delay Before Burst(ns): Normal

S#	TIME	CPMA	DPM1	tSIE	FLAG
1	10.00	8.70		691.98	2
2	2.00	396.80	892.76	413.30	
3	2.00	1.80	3.51	660.99	
4	2.00	2.30	4.51	649.90	
5	2.00	1.60	3.53	650.60	
6	2.00	0.30	0.59	647.57	
7	2.00	3.30	6.51	638.31	
8	2.00	0.00	0.00	645.98	
9	2.00	0.00	0.00	650.40	
10	2.00	1.80	3.59	622.90	
11	2.00	2.80	5.51	642.62	
12	2.00	1.80	3.53	639.67	
13	2.00	0.00	0.00	651.90	
14	2.00	0.00	0.00	674.48	
15	2.00	2.80	5.54	634.18	
16	2.00	2.30	4.56	631.23	
17	2.00	0.00	0.00	651.23	
18	2.00	2.30	5.56	628.81	
19	2.00	0.80	1.59	632.00	
20	2.00	1.80	3.52	652.15	
21	2.00	0.80	1.60	616.90	
22	2.00	0.30	0.59	651.79	
23	2.00	0.00	0.00	634.92	
24	2.00	1.30	2.54	656.80	
25	2.00	0.00	0.00	641.23	
26	2.00	1.30	2.55	646.20	

**Health Physics Counting Laboratories**  
**Request for Analysis and Health Physics Data Sheet**  
**G Area Specific**

No. **COPY**

1 of 1

To be filled out by Submitter

Name: <span style="background-color: black; color: black;">[REDACTED]</span>	HP #: <u>520</u>	RWP #: _____
Isotope: <u>ANY</u>	Analysis Required: <input checked="" type="checkbox"/> Alpha <input checked="" type="checkbox"/> Beta <input checked="" type="checkbox"/> H <sup>3</sup>	
Type of Sample:	<input checked="" type="checkbox"/> Paper Wipe <input type="checkbox"/> Q-tip <input type="checkbox"/> Millipore Filter <input type="checkbox"/> Glass Fiber Filter <input type="checkbox"/> Oil <input type="checkbox"/> Water <input type="checkbox"/> Other: Explain _____ (i.e. Hazardous Waste)	
Description:	<input type="checkbox"/> Air Sample <input type="checkbox"/> Personnel Sample (HP#) _____ <input checked="" type="checkbox"/> Structural Sample <input type="checkbox"/> Other: Explain _____ <input type="checkbox"/> Equipment Sample _____	
Time and Date Sample Was Taken: <u>9-29-94 PM</u>	Pre-screened: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No. of Samples: <u>24</u>

Remarks: Please Run on Tennessec  
Cold Shutdown Bld. 105

WIPE AREA: <input checked="" type="checkbox"/> 100 cm <sup>2</sup> <input type="checkbox"/>	Fidler Check	# <u>3041/3434</u>	CHANNEL	One	Out	Two
	Next Cal. Due	<u>10/26/94</u>	Bkg	<u>150</u>	<u>5K</u>	<u>4K</u>
			Pu	<u>20K</u>	<u>26K</u>	<u>5K</u>
			Field Inst. Res.	Th	<u>205K</u>	<u>30K</u>
					<u>26K</u>	

Sample ID #	Sample Description	Alpha/Beta DPM/CPM Results	Alpha/Beta Inst. ID	Fidler/CPM			PAC DPM/100 cm <sup>2</sup>
				One	Out	Two	
Background	Background						<u>5248/5139</u>
	Check Standard						<u>12/14/94</u>
							<u>14K</u>
1	ENTRANCE FLOOR			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
2	ENTRANCE FLOOR			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
3	FLOOR LARGE ROOM			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
4	BREAK ROOM FLOOR			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
5	FLOOR LARGE ROOM			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
6	FLOOR LARGE ROOM			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
7	FLOOR LARGE ROOM <sup>141</sup> LEFT			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
8	FLOOR LARGE ROOM <sup>141</sup> LEFT			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
9	FLOOR LARGE ROOM <sup>141</sup> LEFT			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
10	FLOOR LARGE ROOM <sup>141</sup> LEFT			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
11	FLOOR ROOM 127			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
12	FLOOR ROOM 126			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
13	FLOOR ROOM 125			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
14	FLOOR ROOM 130			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
15	FLOOR ROOM 120			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
16	FLOOR ROOM 120 @ EXT			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
17	FLOOR ROOM 120			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
18	FLOOR ROOM 120 @ DRAIN			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
19	FLOOR CAGE ROOM 122			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
20	FLOOR ROOM 120			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
21	FLOOR NORTH END OF R120			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
22	FLOOR OUTSIDE ROOM 114			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
23	FLOOR R 111			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>
24	UPSTAIRS STEPS			<u>N/D</u>	<u>N/D</u>		<u>N/D</u>

Counting Facility Technician's Signat [REDACTED] HP # 5201

Radiological Control Technician's Signature: \_\_\_\_\_ HP # \_\_\_\_\_

Date Submitted: 9-30-94 Date Completed: 10-1-94

Reviewed By: \_\_\_\_\_ HP # \_\_\_\_\_ Date: \_\_\_\_\_

Ten - Unit # 2 wipe protocol plch # E Tri Carb Unit # 2 R Bldg protocol #  
 ML-9380 (6-94) G AREA SPECIFIC

COPY

**Health Physics Counting Lab -- Wipe Analysis**

Date: 10/1/94  
 Counting Unit id: 2  
 Data file name: C:\LBXL\UNIT2\WIP21000.XLD  
 Batch Ended: 09/30/94 17:11  
 Crosstalk Correction: Applied

Alpha activity action level (DPM): 20.00  
 Beta activity action level (DPM): 200.00

Batch ID: BUILDING #105 WIPES SAMPLE #S 1 THRU 24

Carrier	Sample	Alpha Activity			Beta Activity			Count time (min)	Completion Date - Time
		DPM	$\sigma$	flags	DPM	$\sigma$	flags		
91	1	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	09/30/94 16:29
45	2	0.000	1.92	<MDA	0.00	2.49	<MDA	1.50	09/30/94 16:31
42	3	0.000	1.98	<MDA	6.72	4.31	<AL	1.50	09/30/94 16:33
27	4	0.000	1.93	<MDA	1.45	3.04	<MDA	1.50	09/30/94 16:35
34	5	1.432	1.95	<MDA	2.96	3.52	<MDA	1.50	09/30/94 16:37
35	6	1.434	1.92	<MDA	0.00	2.49	<MDA	1.50	09/30/94 16:39
51	7	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	09/30/94 16:41
34	8	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	09/30/94 16:43
52	9	1.435	1.91	<MDA	0.00	1.76	<MDA	1.50	09/30/94 16:45
38	10	0.000	1.92	<MDA	0.00	2.49	<MDA	1.50	09/30/94 16:47
27	11	0.000	1.93	<MDA	1.45	3.04	<MDA	1.50	09/30/94 16:49
83	12	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	09/30/94 16:51
63	13	1.436	1.91	<MDA	0.00	1.76	<MDA	1.50	09/30/94 16:53
17	14	0.000	1.92	<MDA	0.00	2.49	<MDA	1.50	09/30/94 16:55
40	15	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	09/30/94 16:57
7	16	3.323	2.72	<AL	2.71	3.52	<MDA	1.50	09/30/94 16:59
40	17	5.215	3.30	<AL	0.00	2.49	<MDA	1.50	09/30/94 17:01
30	18	1.435	1.91	<MDA	0.00	1.76	<MDA	1.50	09/30/94 17:03
59	19	1.435	1.91	<MDA	0.00	1.76	<MDA	1.50	09/30/94 17:05
69	20	3.325	2.70	<AL	0.00	2.49	<MDA	1.50	09/30/94 17:07
89	21	0.000	1.91	<MDA	0.00	1.76	<MDA	1.50	09/30/94 17:09
48	22	1.432	1.96	<MDA	4.72	3.93	<AL	1.50	09/30/94 17:11

Time: 2.00

Data Mode: DPM

Nuclide: PW 3H-UG

Quench Set: PW 3H-UG

Background Subtract: 1st Vial

	LL	UL	LCR	2S%	BKG
Region A:	0.5 - 18.6		0	0.0	8.70
Region B:	2.0 - 18.6		0	0.0	7.90
Region C:	0.0 - 0.0		0	0.0	0.00

Quench Indicator: tSIE/AEC

Ext Std Terminator: Count

BLDG #105 COLD SHUTDOWN

Luminescence Correction On

Coincidence Time(ns): 18

Delay Before Burst(ns): Normal

S#	TIME	CPMA	DPM1	tSIE	FLAG
1	10.00	8.70		691.98	B
2	2.00	356.80	892.76	413.30	
3	2.00	1.80	3.51	660.99	
4	2.00	2.30	4.51	649.90	
5	2.00	1.80	3.53	650.60	
6	2.00	0.30	0.59	647.57	
7	2.00	3.30	6.51	638.31	
8	2.00	0.00	0.00	645.98	
9	2.00	0.00	0.00	650.40	
10	2.00	1.80	3.59	622.90	
11	2.00	2.80	5.51	642.62	
12	2.00	1.80	3.55	639.67	
13	2.00	0.00	0.00	651.90	
14	2.00	0.00	0.00	624.48	
15	2.00	2.80	5.54	634.18	
16	2.00	2.30	4.56	631.23	
17	2.00	0.00	0.00	631.23	
18	2.00	2.80	5.56	628.81	
19	2.00	0.80	1.59	632.00	
20	2.00	1.80	3.52	652.13	
21	2.00	0.80	1.60	616.90	
22	2.00	0.30	0.59	651.79	
23	2.00	0.00	0.00	634.92	
24	2.00	1.30	2.54	656.80	
25	2.00	0.00	0.00	641.23	
26	2.00	1.30	2.55	646.20	



Appendix 7.8 Title Search



COMMITMENT FOR TITLE INSURANCE

## *First American Title Insurance Company*

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, herein called the Company, for valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedule A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent indorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be hereunto affixed.

Issued By:

MIDLAND TITLE SECURITY, INC.

*First American Title Insurance Company*

BY *Parker S. Kennedy* PRESIDENT

ATTEST *William C. Zaenke, Jr.* SECRETARY

Countersigned:

By *Michael Thors*  
Validating Signatory

**FIRST AMERICAN TITLE INSURANCE COMPANY**

Commitment No: 9-41914

**Schedule A**

**Effective date:** June 3, 1995 at 7:59 A.M.

<b>1. Policy or Policies to be issued:</b>	<b>Amount</b>
<b>a. Owner's Policy</b> Proposed Insured: The United States of America	\$TBD
<b>b. Loan Policy</b> Proposed Insured: To Be Determined, its successors and/or assigns	\$TBD

---

**2. The estate or interest in the land described or referred to in this Commitment and covered herein is a Fee Simple and title to the estate or interest in said land is at the effective date hereof vested in:**  
The United States of America

**3. The land referred to in this Commitment is described as follows:**

The examined property consists of all legal descriptions as shown on source deeds listed on Schedule B, Section II, note regarding vesting of title. A new legal description with appropriate approvals must be obtained prior to title transfer.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

Commitment No: 9-41914

**Schedule B Section I**

The following are the requirements to be complied with:

Instrument(s) creating the estate or interest to be insured must be approved, executed, delivered and filed for record.

**End of Schedule B - Section I**

**Schedule B Section II**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other-matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
4. Any lien, or right to an lien, for services labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Rights of parties in actual possession of all or any part of the premises.
6. Special assessments and special taxes, if any, and taxes not yet due and payable.

# FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment No: 9-41914

Continuation of Schedule B - Section II :

Note: Title Holder took Title in Deed Book 1256-179, Deed Book 1265-361, Deed Book 1214-12, Deed Book 1214-248, Deed Book 1215-347, Deed Book 1246-45, Deed Book 1258-56, Deed Book 1258-74, Deed Microfiche 81-376-A01, Deed Microfiche 81-323-A11, Deed Book 1214-10, Deed Book 1214-15 and Deed Book 1214-17

7. Subject to restrictions as shown of record in Deed Book 939, Page 322, Volume 1116-262, Volume 1116-265, Volume 1116-268 and Microfiche 89-560-E08.
8. Easement to The Dayton Power and Light Co. as shown of record in Deed Book 2341-323, Deed Book 1275-9, Deed Book 2341-43 and Deed Book 2437-611.
- ~~9. Easement to the City of Miamisburg as shown of record in Deed Book 2260-228.~~

10. Subject to a Reservation as shown of record in Deed Book 548-218.
11. Subject to an Agreement between The New York Central Railroad Company and the Cleveland, Cincinnati, Chicago and St. Louis Railway Company and The United States of America as shown of record in Deed Book 1282-401.
12. Subject to an Affidavit as shown of record in Deed Microfiche 90-616-D02.
13. Subject to an Agreement between William F. Mobley and Margaret Mobley and William Hamilton and Janet W. Hamilton as shown of record in Deed Book 1214, Page 8.
14. Subject to conditions as shown in Quitclaim Deed Book 1212, Page 87.

NOTE: The Mound Property has all been annexed to City of Miamisburg, which makes some USA deed Descriptions obsolete.

15. 1994 Duplicate for Aud. Parcel Number K46-3-34-14 & 21 (2.390 Acres) lists taxes in the name of The United States of America  
First Installment due January 1995 is \$ 0.00.  
Second Installment due July 1995 is \$ 0.00.  
Land: 7,530.00 Building: 0.00 Total: 7,530.00.

Aud. Parcel Number K46-5-3-13 (88.320 Acres, Lot 2290)  
First Installment due January 1995 is \$ 0.00.  
Second Installment due July 1995 is \$ 0.00.  
Land: 618,240.00 Building: 0.00 Total: 618,240.00.

Aud. Parcel Number K46-11-9-1 (21.170 Acres, Lot 4777)  
First Installment due January 1995 is \$ 0.00.  
Second Installment due July 1995 is \$ 0.00.  
Land: 29,650.00 Building: 0.00 Total: 29,650.00.

Aud. Parcel Number K46-11-9-2 (42.877 Acres, Lot 4778)  
First Installment due January 1995 is \$ 0.00.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

Commitment No: 9-41914

Continuation of Schedule B - Section II :

Second Installment due July 1995 is \$ 0.00.  
Land: 60,030.00 Building: 0.00 Total: 60,030.00.

Aud. Parcel Number K46-11-9-3 (1.6 Acres, Lot 4779)  
First Installment due January 1995 is \$ 0.00.  
Second Installment due July 1995 is \$ 0.00.  
Land: 2,240.00 Building: 0.00 Total: 2,240.00.

Aud. Parcel Number K46-5-1-2 & 9 (86.198 Acres, Lot 2259)  
First Installment due January 1995 is \$ 36.91, which includes a Delinquent  
Incinerator Assessment of \$ 34.46, plus a \$ 2.45 penalty.  
(First Installment is not paid.)

---

Second Installment due July 1995 is \$ 0.00.  
Land: 814,380.00 Building: 0.00 Total: 814,380.00.

Aud. Parcel Number K46-15-7-1 (35.500 Acres, Lot 6127)  
First Installment due January 1995 is \$ 0.00.  
Second Installment due July 1995 is \$ 0.00.  
Land: 49,700.00 Building: 0.00 Total: 49,700.00.

Aud. Parcel Number K46-15-7-2 (24.197 Acres, Lot 6128)  
First Installment due January 1995 is \$ 0.00.  
Second Installment due July 1995 is \$ 0.00.  
Land: 33,530.00 Building: 0.00 Total: 33,530.00.

End of Schedule B - Section II

Appendix 7.8 Title Search

Appendix 7.9 EDR Document

**The EDR-Radius Map  
with GeoCheck™**

**US Department of Energy  
Off Mound Rd.  
Miamisburg, OH 45432**

**Inquiry Number: 100553.1s**

**December 13, 1995**



**Environmental  
Data  
Resources, Inc.**

**Creators of Toxicheck/®**

***The Source*  
For Environmental  
Risk Management  
Data**

**3530 Post Road  
Southport, Connecticut 06490**

**Nationwide Customer Service**

**Telephone: 1-800-352-0050  
Fax: 1-800-231-6802**

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*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

## Disclaimer

This Report contains information obtained from a variety of public sources and EDR makes no representation or warranty regarding the accuracy, reliability, quality, or completeness of said information or the information contained in this report. The customer shall assume full responsibility for the use of this report. No warranty of merchantability or of fitness for a particular purpose, expressed or implied, shall apply and EDR specifically disclaims the making of such warranties. In no event shall EDR be liable to anyone for special, incidental, consequential or exemplary damages. ●

## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The search met the specific requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-94, or custom distances requested by the user.

The address of the subject property for which the search was intended is:

OFF MOUND RD.  
MIAMISBURG, OH 45432

No mapped sites were found in EDR's search of available ( "reasonably ascertainable ") government records either on the subject property or within the ASTM E 1527-94 search radius around the subject property for the following Databases:

Delisted NPL:	NPL Deletions
RCRIS-TSD:	Resource Conservation and Recovery Information System
CERC-NFRAP:	Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS:	Corrective Action Report
State LF:	Licensed Solid Waste Facilities
RAATS:	RCRA Administrative Action Tracking System
HMIRS:	Hazardous Materials Information Reporting System
ERNS:	Emergency Response Notification System
NPL Liens:	Federal Superfund Liens
TSCA:	Toxic Substances Control Act
MLTS:	Material Licensing Tracking System
RODS:	Records Of Decision
CONSENT:	Superfund (CERCLA) Consent Decrees
OH Spills:	Not reported
Coal Gas:	Former Manufactured gas (Coal Gas) Sites

Unmapped (orphan) sites are not considered in the foregoing analysis.

### Search Results:

Search results for the subject property and the search radius, are listed below:

### Subject Property:

The subject property was not listed in any of the databases searched by EDR.

## EXECUTIVE SUMMARY

### Surrounding Properties:

Sites with an elevation equal to or higher than the subject property are in the left hand column; those with a lower elevation are in the right hand column. Page numbers refer to the EDR Radius Map report where detailed data on individual sites may be reviewed.

Sites listed in *bold Italics* are in multiple databases.

**NPL:** Also known as Superfund, the National Priority List database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

A review of the NPL list, as provided by EDR, and dated 09/01/1995 has revealed that there is 1 NPL site within approximately 1.33 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Page</u>	<u>Lower Elevation</u>	<u>Page</u>
<i>US DOE MOUND PLANT</i>	<i>8</i>	<i>US DOE MOUND PLANT</i>	<i>8</i>

**SHWS:** The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data comes from the Ohio Environmental Protection Agency's Master Sites List.

A review of the State Haz. Waste list, as provided by EDR, and dated 04/01/1995 has revealed that there is 1 State Haz. Waste site within approximately 1.33 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Page</u>	<u>Lower Elevation</u>	<u>Page</u>
		MIAMISBURG WELL FIELD / UNK SOURC	18

**CERCLIS:** The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the CERCLIS list, as provided by EDR, and dated 08/31/1995 has revealed that there is 1 CERCLIS site within approximately 0.83 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Page</u>	<u>Lower Elevation</u>	<u>Page</u>
<i>US DOE MOUND PLANT</i>	<i>8</i>	<i>US DOE MOUND PLANT</i>	<i>8</i>

## EXECUTIVE SUMMARY

**LUST:** The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data comes from the Department of Commerce Division of State Fire Marshal's List of Reported Petroleum Underground Storage Tank Release Incidents.

A review of the LUST list, as provided by EDR, and dated 11/01/1995 has revealed that there are 7 LUST sites within approximately 0.83 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Page</u>	<u>Lower Elevation</u>	<u>Page</u>
<i>US DOE MOUND PLANT</i>	<i>8</i>	<i>US DOE MOUND PLANT</i>	<i>8</i>
		<i>DJ CERAMICS</i>	<i>10</i>
		<i>CG&amp;R</i>	<i>11</i>
		<i>RICHARD CHURCH SR ESTATE</i>	<i>13</i>
		<i>TECHNICOTE INC</i>	<i>14</i>
		<i>POINT STORE</i>	<i>17</i>
		<i>MIAMISBURG WATER TREATMENT PLT</i>	<i>17</i>

**UST:** The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data comes from the Department of Commerce Division of State Fire Marshal's Facility File.

A review of the UST list, as provided by EDR, and dated 09/01/1995 has revealed that there are 3 UST sites within approximately 0.58 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Page</u>	<u>Lower Elevation</u>	<u>Page</u>
		<i>CITY OF MIAMISBURG PUMP STATIO</i>	<i>12</i>
		<i>TECHNICOTE INC</i>	<i>14</i>
		<i>SHELL OIL CO. #23420931760</i>	<i>16</i>

**RCRIS:** The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 05/31/1995 has revealed that there are 4 RCRIS-SQG sites within approximately 0.58 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Page</u>	<u>Lower Elevation</u>	<u>Page</u>
		<i>GMC DELCO PRODUCTS DIV</i>	<i>12</i>
		<i>DAYTON PUBLIC SCHOOLS</i>	<i>12</i>
		<i>TECHNICOTE INC</i>	<i>14</i>
		<i>PLOCHER ANDREW SONS</i>	<i>16</i>

## EXECUTIVE SUMMARY

**RCRIS:** The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-LQG list, as provided by EDR, and dated 05/31/1995 has revealed that there is 1 RCRIS-LQG site within approximately 0.58 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Page</u>	<u>Lower Elevation</u>	<u>Page</u>
		<b>PRESTO ADHESIVE PAPER CO INC</b>	<b>13</b>

**PADS:** The PCB Activity Database identifies generators, transporters, commercial storers and/or brokers and disposers of PCBs who are required to notify the United States Environmental Protection Agency of such activities. The source of this database is the U.S. EPA.

A review of the PADS list, as provided by EDR, and dated 10/14/1994 has revealed that there is 1 PADS site within approximately 0.33 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Page</u>	<u>Lower Elevation</u>	<u>Page</u>
<b>US DOE MOUND PLANT</b>	<b>8</b>	<b>US DOE MOUND PLANT</b>	<b>8</b>

**FINDS:** The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 07/27/1994 has revealed that there are 3 FINDS sites within approximately 0.33 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Page</u>	<u>Lower Elevation</u>	<u>Page</u>
<b>US DOE MOUND PLANT</b>	<b>8</b>	<b>US DOE MOUND PLANT</b>	<b>8</b>
		<b>GMC DELCO PRODUCTS DIV</b>	<b>12</b>
		<b>DAYTON PUBLIC SCHOOLS</b>	<b>12</b>

**TRIS:** The Toxic Chemical Release Inventory System identifies facilities that release toxic chemicals to the air, water, and land in reportable quantities under SARA Title III, Section 313. The source of this database is the U.S. EPA.

A review of the TRIS list, as provided by EDR, and dated 12/31/1992 has revealed that there is 1 TRIS site within approximately 0.33 Miles of the subject property.

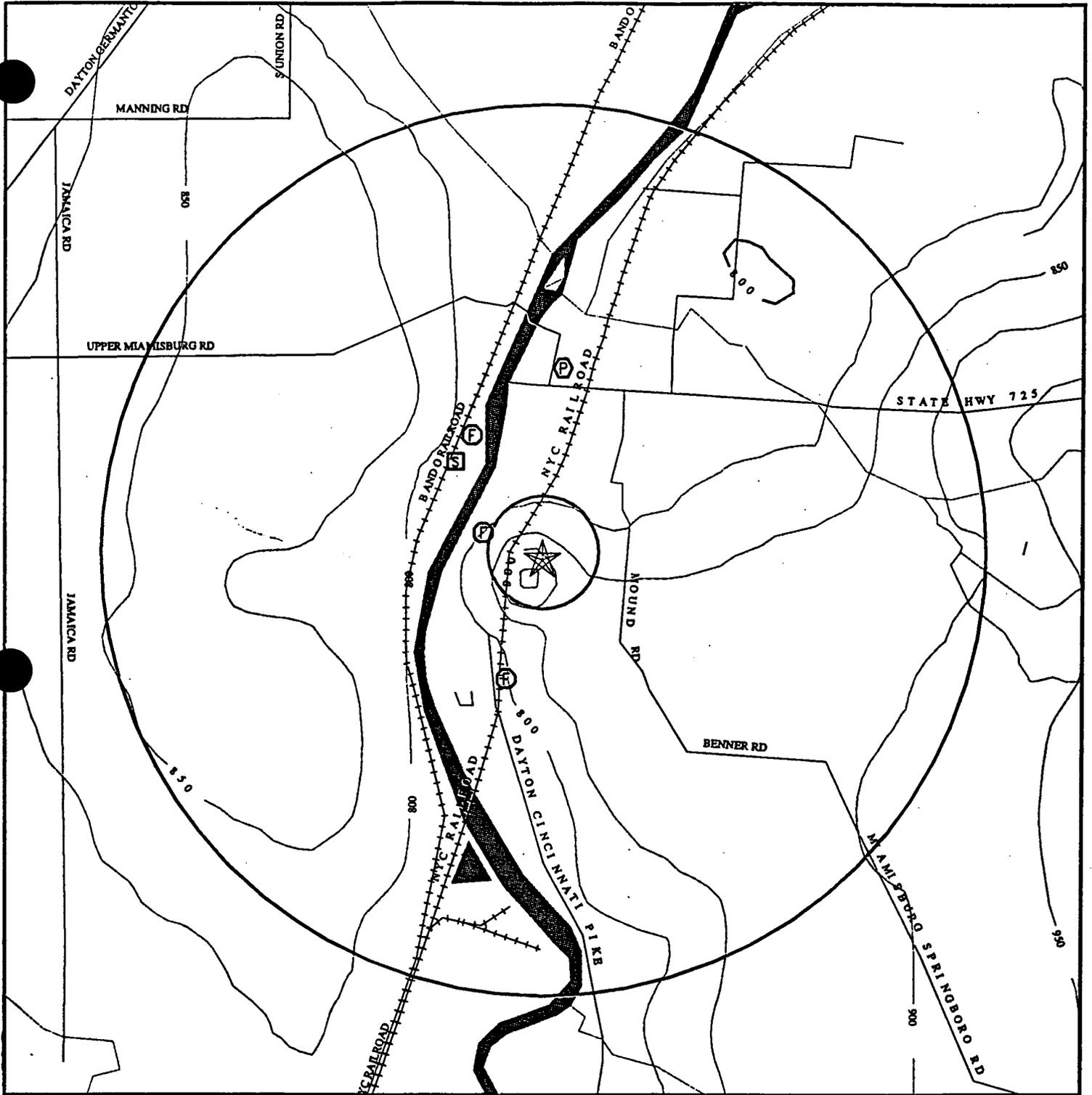
<u>Equal/Higher Elevation</u>	<u>Page</u>	<u>Lower Elevation</u>	<u>Page</u>
<b>US DOE MOUND PLANT</b>	<b>8</b>	<b>US DOE MOUND PLANT</b>	<b>8</b>

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
PHILLIPS SAND & GRAVEL	FINDS,CERC-NFRAP,State Haz. Waste
US DOE MOUND FACILITY*	State Haz. Waste
DYES PENNZOIL	LUST
TOMS QUICK LUBE	LUST
KNOLLWOOD GARDEN CENTER	LUST
BOONE WATER SYSTEMS, INC.	UST,LUST
UNKNOWN	LUST
CATES SALES & SERVICE	UST
KNOLLWOOD MARATHON	UST
DYE'S KNOLLWOOD PENNZOIL	UST
TOM'S SUTO QUICK LUBE SERVICE I	UST
KNOLLWOOD FLORIST, INC.	UST
PENNZOIL	UST
GARY L. JESTICE	UST
WYLIE F. FAULKNER	UST
C G & R	UST
THE POINTE	UST
FRALEY FENCE	UST
CITY OF MIAMISBURG	UST
MONARCH MARKING SYS INC	UST
UES INC	RCRIS-SQG

# TOPOGRAPHIC MAP - 100553.1s - HOK/K Industrial



Source: US Geological Survey 1-Degree Digital Elevation Model  
Compiled 09/15/92



- Major Roads

- Contour lines (25 foot interval unless otherwise shown)

- Waterways

- Earthquake epicenter, Richter 5 or greater.

- Closest well according to (F)ederal or (S)tate database in quadrant.

- Closest public water supply well.



**TARGET PROPERTY:** US Department of Energy  
**ADDRESS:** Off Mound Rd.  
**CITY/STATE/ZIP:** Miamisburg OH 45432  
**LAT/LONG:** 39.6312 / 84.2884

**CUSTOMER:** HOK/K Industrial  
**CONTACT:** Shelby R. Politte  
**INQUIRY #:** 100553.1s  
**DATE:** December 13, 1995

# GEOCHECK VERSION 2.1 SUMMARY

## GEOLOGIC AGE IDENTIFICATION†

Geologic Code: O3  
 Era: Paleozoic  
 System: Ordovician  
 Series: Upper Ordovician (Cincinnatian)

## ROCK STRATIGRAPHIC UNIT†

Category: Stratified Sequence

## GROUNDWATER FLOW INFORMATION

General Topographic Gradient: General North  
 General Hydrogeologic Gradient: The hydrogeologic data for this report indicates that groundwater flow generally is to the South. However, because of the number and/or location of wells, the various depths of aquifers or other insufficient data, the direction of groundwater flow is uncertain.

Note: In a general way, the water table typically conforms to surface topography.‡

## USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2439084-F3 MIAMISBURG, OH

## FEDERAL DATABASE WELL INFORMATION

<u>WELL QUADRANT</u>	<u>DISTANCE FROM TP</u>	<u>LITHOLOGY</u>	<u>DEPTH TO WATER TABLE</u>
North	1/2 - 1 Mile	Sand and silt	12 ft.
South	1/2 - 1 Mile	Outwash	Not Reported
West	1/4 - 1/2 Mile	Not Reported	24 ft.

## STATE DATABASE WELL INFORMATION

<u>WELL QUADRANT</u>	<u>DISTANCE FROM TP</u>
Northern	1/2 - 1 Mile
Southern	>2 Miles

## PUBLIC WATER SUPPLY SYSTEM INFORMATION (EPA-FRDS)

Searched by Nearest Well.

Location Relative to TP: 1/2 - 1 Mile North  
 PWS Name: MOUND PLANT  
 MANAGER, MAINTENANCE EG&G  
 PO BOX 3000  
 MIAMISBURG, OH 45343

Well currently has or has had major violation(s): No

## AREA RADON INFORMATION

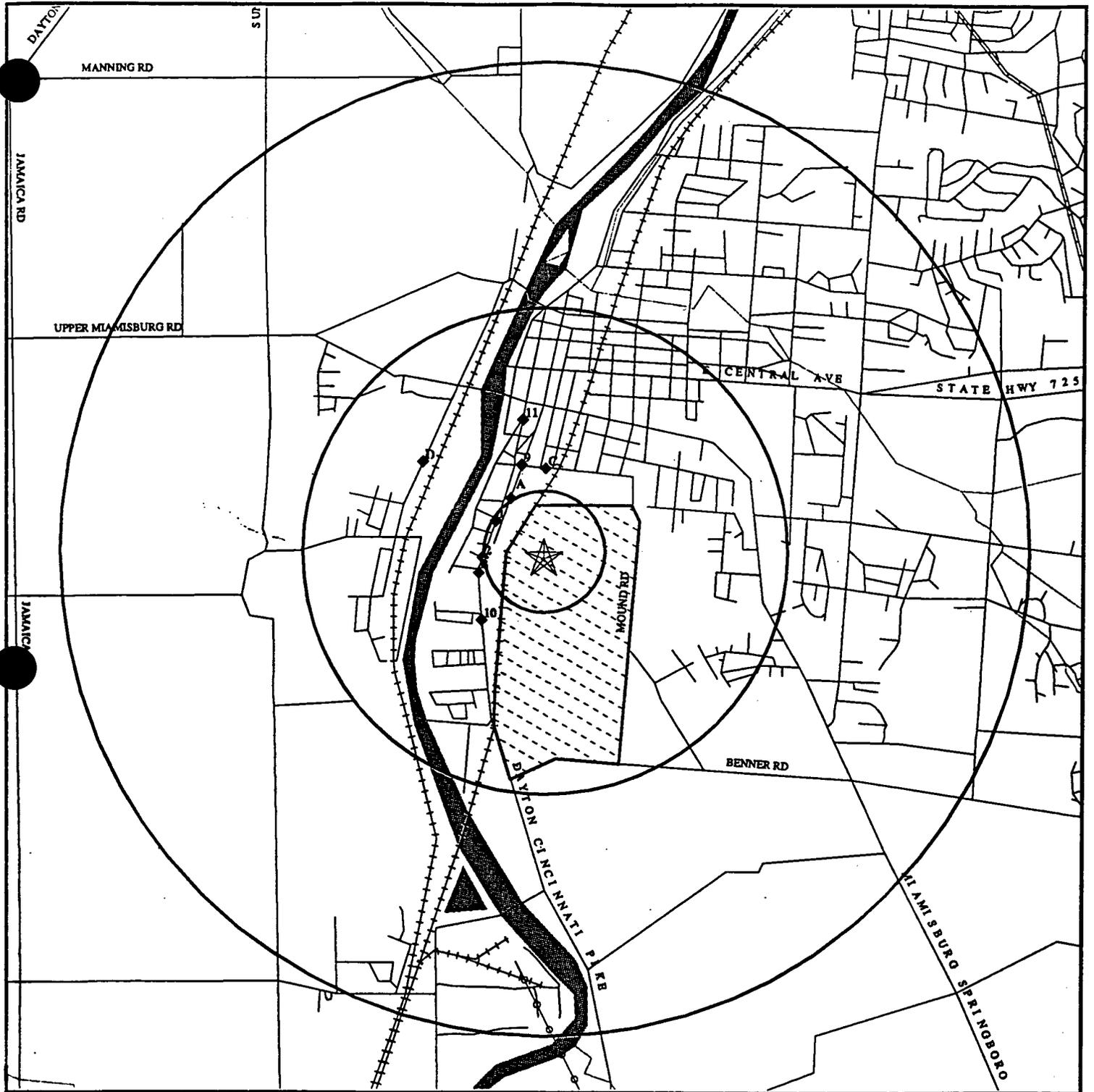
MONTGOMERY COUNTY, OH

Number of sites tested: 35

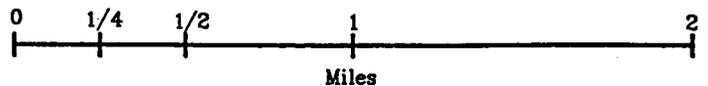
<u>Area</u>	<u>Average Activity</u>	<u>% &lt;4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% &gt;20 pCi/L</u>
Living Area - 1st Floor	2.966 pCi/L	77%	23%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	5.963 pCi/L	67%	27%	7%

† Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec. Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Bellman Map, USGS Digital Data Series DOS-11 (1994).  
 ‡ U.S. EPA Ground Water Handbook, Vol I: Ground Water and Contamination, Office of Research and development EPA/625/6-90/016a, Chapter 4, page 78, September 1990.

# OVERVIEW MAP - 100553.1s - HOK/K Industrial



- ★ - Indicates TARGET PROPERTY.
- ▲ - Indicates sites at elevations higher than or equal to the target property.
- ◆ - Indicates sites at elevations lower than the target property.
- - Coal Gasification Sites (if requested)
- - National Priority List Sites

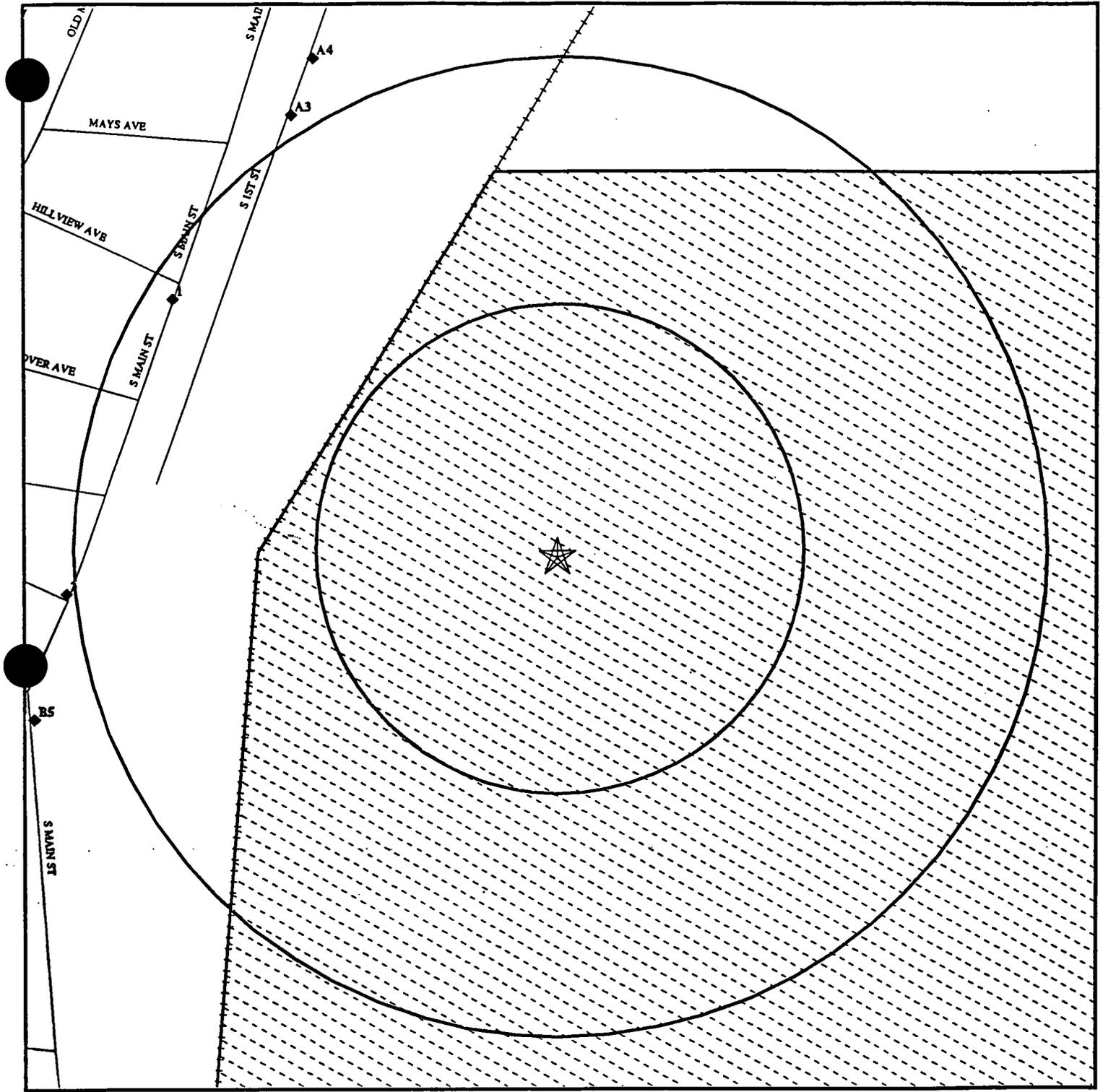


- ⚡ - Power transmission lines (USGS DLG, 1993)
- ⚡ - Oil & Gas pipelines (USGS DLG, 1993)

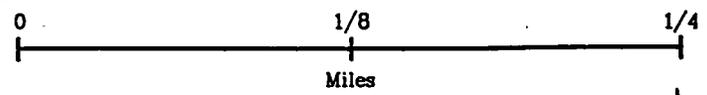
TARGET PROPERTY: US Department of Energy  
 ADDRESS: Off Mound Rd.  
 CITY/STATE/ZIP: Miamisburg OH 45432  
 LAT/LONG: 39.6312 / 84.2884

CUSTOMER: HOK/K Industrial  
 CONTACT: Shelby R. Polite  
 INQUIRY #: 100553.1s  
 DATE: December 13, 1995

# DETAIL MAP - 100553.1s - HOK/K Industrial



- ★ - Indicates TARGET PROPERTY.
- ▲ - Indicates sites at elevations higher than or equal to the target property.
- - Indicates sites at elevations lower than the target property.
- ⚡ - Coal Gasification Sites (if requested)
- ⊞ - Sensitive Receptors
- - National Priority List Sites



- ⚡ - Power transmission lines (USGS DLG, 1993)
- ⚡ - Oil & Gas pipelines (USGS DLG, 1993)

<b>TARGET PROPERTY:</b> US Department of Energy Off Mound Rd. Miamiisburg OH 45432 LAT/LONG: 39.6312 / 84.2884	<b>CUSTOMER:</b> HOK/K Industrial <b>CONTACT:</b> Shelby R. Politte <b>INQUIRY #:</b> 100553.1s <b>DATE:</b> December 13, 1995
--	---

## MAP FINDINGS SUMMARY SHOWING ALL SITES

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1.330	1	0	0	0	0	1
Delisted NPL		0.330	0	0	0	NR	NR	0
RCRIS-TSD		1.330	0	0	0	0	0	0
State Haz. Waste		1.330	0	0	0	1	0	1
CERCLIS		0.830	1	0	0	0	NR	1
CERC-NFRAP		0.330	0	0	0	NR	NR	0
CORRACTS		1.330	0	0	0	0	0	0
State Landfill		0.830	0	0	0	0	NR	0
LUST		0.830	1	1	3	2	NR	7
UST		0.580	0	0	3	0	NR	3
RAATS		0.330	0	0	0	NR	NR	0
RCRIS Sm. Quan. Gen.		0.580	0	0	4	0	NR	4
RCRIS Lg. Quan. Gen.		0.580	0	0	1	0	NR	1
HMIRS		0.330	0	0	0	NR	NR	0
PADS		0.330	1	0	0	NR	NR	1
ERNS		0.330	0	0	0	NR	NR	0
FINDS		0.330	1	0	4	NR	NR	5
TRIS		0.330	1	0	0	NR	NR	1
NPL Liens		0.330	0	0	0	NR	NR	0
TSCA		0.330	0	0	0	NR	NR	0
MLTS		1.330	0	0	0	0	0	0
ROD		1.330	0	0	0	0	0	0
CONSENT		1.330	0	0	0	0	0	0
OH Spills		0.330	0	0	0	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0

TP - Target Property

NR - Not Requested at this Search Distance

\* Sites may be listed in more than one database

**MAP FINDINGS SUMMARY SHOWING  
ONLY SITES HIGHER THAN OR THE SAME ELEVATION AS TP**

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
NPL		1.330	0	0	0	0	0	0
Delisted NPL		0.330	0	0	0	NR	NR	0
RCRIS-TSD		1.330	0	0	0	0	0	0
State Haz. Waste		1.330	0	0	0	0	0	0
CERCLIS		0.830	0	0	0	0	NR	0
CERC-NFRAP		0.330	0	0	0	NR	NR	0
CORRACTS		1.330	0	0	0	0	0	0
State Landfill		0.830	0	0	0	0	NR	0
LUST		0.830	0	0	0	0	NR	0
UST		0.580	0	0	0	0	NR	0
RAATS		0.330	0	0	0	NR	NR	0
RCRIS Sm. Quan. Gen.		0.580	0	0	0	0	NR	0
RCRIS Lg. Quan. Gen.		0.580	0	0	0	0	NR	0
HMIRS		0.330	0	0	0	NR	NR	0
PADS		0.330	0	0	0	NR	NR	0
ERNS		0.330	0	0	0	NR	NR	0
FINDS		0.330	0	0	0	NR	NR	0
TRIS		0.330	0	0	0	NR	NR	0
NPL Liens		0.330	0	0	0	NR	NR	0
TSCA		0.330	0	0	0	NR	NR	0
MLTS		1.330	0	0	0	0	0	0
ROD		1.330	0	0	0	0	0	0
CONSENT		1.330	0	0	0	0	0	0
OH Spills		0.330	0	0	0	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0

TP = Target Property

NR = Not Requested at this Search Distance

\* Sites may be listed in more than one database

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

NPL  
Region

US DOE MOUND PLANT  
MOUND RD  
MIAMISBURG, OH 45342

PADS  
CERCLIS  
FINDS  
NPL  
TRIS  
LUST

1000190772  
OH6890008984

**CERCLIS Classification Data:**

Site Incident Category: Not reported  
Ownership Status: FEDERALLY OWNED  
EPA Notes: Not reported

Federal Facility: YES  
NPL Status: CURRENTLY ON THE FINAL NPL

**CERCLIS Assessment History:**

Assessment:	DISCOVERY	Completed:	11/01/1980
Assessment:	PRELIMINARY ASSESSMENT	Completed:	03/25/1986
Assessment:	SCREENING SITE INSPECTION	Completed:	07/14/1989
Assessment:	HAZARD RANKING DETERMINED	Completed:	07/14/1989
Assessment:	PROPOSAL TO NPL	Completed:	07/14/1989
Assessment:	FINAL LISTING ON NPL	Completed:	11/24/1989
Assessment:	TECHNICAL ASSISTANCE	Completed:	Not reported
Assessment:	TECHNICAL ASSISTANCE	Completed:	Not reported
Assessment:	REMOVAL ACTION	Completed:	Not reported
Assessment:	COMBINED RI/FS	Completed:	06/12/1995
Assessment:	REMEDIAL ACTION	Completed:	Not reported
Assessment:	REMEDIAL DESIGN	Completed:	Not reported
Assessment:	RECORD OF DECISION	Completed:	06/12/1995
Assessment:	COMBINED RI/FS	Completed:	Not reported
Assessment:	RECORD OF DECISION	Completed:	Not reported
Assessment:	COMBINED RI/FS	Completed:	Not reported
Assessment:	RECORD OF DECISION	Completed:	Not reported
Assessment:	COMBINED RI/FS	Completed:	Not reported
Assessment:	RECORD OF DECISION	Completed:	Not reported
Assessment:	COMBINED RI/FS	Completed:	Not reported
Assessment:	RECORD OF DECISION	Completed:	Not reported
Assessment:	COMBINED RI/FS	Completed:	Not reported
Assessment:	RECORD OF DECISION	Completed:	Not reported

**CERCLIS Site Status:**

This site is currently under investigation by the government to assess the extent of further action

**CERCLIS Alias Name(s):**

US DOE MOUND FACIL  
MOUND PLANT (USDOE)

MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Elevation

Site

Database(s)

EDR ID Number  
 EPA ID Number

US DOE MOUND PLANT (Continued)

1000190772

**NPL:**

<b>ID:</b>	05OH073
<b>Date Listed:</b>	11/21/89 (FINAL)
<b>EPA/ID:</b>	Not reported
<b>Haz. Rank Score:</b>	34.61
<b>Status:</b>	LISTED ON NPL
<b>Rank:</b>	Not reported
<b>Group:</b>	15
<b>Ownership:</b>	Federal
<b>Ownership:</b>	Govt. Owned, Contract. Oper.
<b>Permit:</b>	NPDES
<b>Permit:</b>	Air
<b>Permit:</b>	RCRA Interim Status
<b>Permit:</b>	Radioactive
<b>Site Activities:</b>	Landfill, Comm./Indus.
<b>Site Activities:</b>	Spill
<b>Site Activities:</b>	Tank, below ground
<b>Site Condition:</b>	Contam. Drinking Water
<b>Waste Type:</b>	Metals
<b>Waste Type:</b>	Radioactive Substances
<b>Contaminant:</b>	<b>Media Affected:</b>
CALCIUM CYANIDE	Not reported
COPPER CYANIDE	Not reported
PLUTONIUM AND COMPOUNDS, NOS (PU)	Not reported
URANIUM AND COMPOUNDS, NOS (U)	Not reported
PLUTONIUM 238	Surface Water
<b>Distance to nearest Population:</b>	Not reported
<b>Population within a 1 Mile Radius:</b>	Not reported
<b>Population within a 2 Mile Radius:</b>	Not reported
<b>Population within a 4 Mile Radius:</b>	Not reported
<b>Vertical Distance to Aquifer:</b>	21 Feet to 75 Feet
<b>Ground Water Use:</b>	Used as Drinking Water, Alternative Source not Available
<b>Distance to nearest Surface Water:</b>	Not reported

**Other Pertinent Environmental Activity Identified at Site:**

facility has active water discharge permits  
 facility has an emission permit under the Clean Air Act  
 civil judicial and administrative enforcement cases against facility  
 facility is a PCB generator, storer, transporter or permitted disposer

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

US DOE MOUND PLANT (Continued)

1000190772

LUST:

Facility ID:	570630	Incident ID:	579108400
Report No:	5791084	Facility Track:	0
Facility Tel:	513-865-4020	Responsibility:	-0-
Owner:	US DEPT OF ENERGY		
	-0-		
	-0-, OH -0-		
	-0-		
Operator:	-0-		
	-0-		
	-0-, OH -0-		
	-0-		
Inspector:	-0-	Revised Date:	07/16/91
Fiscal Track:	F900	Coordinator:	Central Office Corrective Actions
Facility Status:	Initial Corrective Action Program Report		
Classification:	Known suspected or confirmed source and responsible person is voluntarily, or under an informal enforcement action, proceeding with investigation of corrective actions.		
Trust Fund:	Incident eligible for LTF oversight and/or spending - a suspected or confirmed release of petroleum from a regulated UST.		
Emerg Response:	2	Response By:	-0-
Vacant:	-, -0-	County Num:	57
Authorized By:	HODNETT	Authorize Date:	07/12/91
Remarks:	0		
Summary:	-0-		
Added Date:	12/18/89	Entry By:	UNGER
Response Srch:	-0-	Priority:	2

1  
WNW  
1/8-1/4  
Lower

DJ CERAMICS  
611 S MAIN ST  
MIAMISBURG, OH 45342

LUST

S101424591  
N/A

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

DJ CERAMICS (Continued)

S101424591

LUST:

Facility ID:	-0-	Incident ID:	575048600
Report No:	5750486	Facility Track:	0
Facility Tel:	-0-	Responsibility:	-0-
Owner:	-0-		
	-0-		
	-0-, OH -0-		
	-0-		
Operator:	-0-		
	-0-		
	-0-, OH -0-		
	-0-		
Inspector:	-0-	Revised Date:	-0-
Fiscal Track:	FY95	Coordinator:	Central Office Closure
Facility Status:	Reported		
Classification:	Known suspected or confirmed source and responsible person is voluntarily, or under an informal enforcement action, proceeding with investigation of corrective actions.		
Trust Fund:	Closure of an underground storage tank.		
Emerg Response:	2	Response By:	-0-
Vacant:	-, -0-	County Num:	57
Authorized By:	GILL	Authorize Date:	04/20/95
Remarks:	-0-		
Summary:	-0-		
Added Date:	04/20/95	Entry By:	UNGER
Response Srch:	-0-	Priority:	2

2  
West  
1/4-1/2  
Lower

CG&R  
901 S MAIN ST  
MIAMISBURG, OH 45342

LUST

S101565590  
N/A

LUST:

Facility ID:	572444	Incident ID:	574126900
Report No:	5741269	Facility Track:	0
Facility Tel:	-0-	Responsibility:	-0-
Owner:	-0-		
	-0-		
	-0-, OH -0-		
	-0-		
Operator:	-0-		
	-0-		
	-0-, OH -0-		
	-0-		
Inspector:	-0-	Revised Date:	-0-
Fiscal Track:	FY94	Coordinator:	Central Office Closure
Facility Status:	Reported		
Classification:	Known suspected or confirmed source and responsible person is voluntarily, or under an informal enforcement action, proceeding with investigation of corrective actions.		
Trust Fund:	Closure of an underground storage tank.		
Emerg Response:	2	Response By:	-0-
Vacant:	-, -0-	County Num:	57
Authorized By:	GILL	Authorize Date:	07/26/94
Remarks:	-0-		
Summary:	CLOS RPT RECD		
Added Date:	07/26/94	Entry By:	UNGER
Response Srch:	-0-	Priority:	2

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

A3  
NNW  
1/4-1/2  
Lower

GMC DELCO PRODUCTS DIV  
329 EAST FIRST STREET  
DAYTON, OH 45402

RCRIS-SQG 1000110283  
FINDS OHD000817593

RCRIS:

Owner: NAME NOT REPORTED  
(312) 555-1212

Contact: KARENANN BERNER  
(513) 258-7621

Waste	Quantity	Info Source	Waste	Quantity	Info Source
D000	.00000 (N)	Notification	D001	.00000 (N)	Notification
D002	.00000 (N)	Notification	D003	.00000 (N)	Notification
F001	.00000 (N)	Notification	F002	.00000 (N)	Notification
F003	.00000 (N)	Notification	F005	.00000 (N)	Notification
F006	.00000 (N)	Notification	F007	.00000 (N)	Notification
F008	.00000 (N)	Notification	F009	.00000 (N)	Notification
F010	.00000 (N)	Notification	F011	.00000 (N)	Notification
F012	.00000 (N)	Notification	P029	.00000 (N)	Notification
P030	.00000 (N)	Notification	P074	.00000 (N)	Notification
P098	.00000 (N)	Notification	P104	.00000 (N)	Notification
P106	.00000 (N)	Notification	P121	.00000 (N)	Notification
U159	.00000 (N)	Notification	U160	.00000 (N)	Notification
U188	.00000 (N)	Notification	U210	.00000 (N)	Notification
U220	.00000 (N)	Notification	U226	.00000 (N)	Notification
U239	.00000 (N)	Notification			

(P) = Pounds , (K) = Kilograms , (M) = Metric Tons , (T) = Tons , (N) = Not Reported

A4  
NNW  
1/4-1/2  
Lower

DAYTON PUBLIC SCHOOLS  
348 W FIRST ST  
DAYTON, OH 45402

RCRIS-SQG 1000558707  
FINDS OHD100060912

RCRIS:

Owner: DAYTON PUBLIC SCHOOLS  
(513) 461-3000

Contact: PETER WEIMER  
(513) 439-0863

Waste	Quantity	Info Source	Waste	Quantity	Info Source
D000	.00000 (N)	Notification	D001	.00000 (N)	Notification
D002	.00000 (N)	Notification	D003	.00000 (N)	Notification
F001	.00000 (N)	Notification	F002	.00000 (N)	Notification
F003	.00000 (N)	Notification	F004	.00000 (N)	Notification
F005	.00000 (N)	Notification			

(P) = Pounds , (K) = Kilograms , (M) = Metric Tons , (T) = Tons , (N) = Not Reported

Other Pertinent Environmental Activity Identified at Site:  
facility is involved with pesticide/toxic substances production

B5  
WSW  
1/4-1/2  
Lower

CITY OF MIAMISBURG PUMP STATIO  
1021 S MAIN ST  
MIAMISBURG, OH 45342

UST U000694613  
N/A

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

CITY OF MIAMISBURG PUMP STATIO (Continued)

U000694613

UST:

Facility ID:	0-576024	Tank ID:	1
Capacity:	1,000	Tank Status:	Curr
Tank Age:	7	Owner Name:	CITY OF MIAMISBURG
Product:	Diesel	Owner Address:	PO BOX 570
Material:	Fiberglass	City, State, Zip:	MIAMISBURG, OH 45343
Piping Material:	Copper	Facility Contact:	JESSE MULLINS
Piping Type:	Suction -- No Valve	Telephone:	Not reported
Remed. Des. Tanks:	Not reported		
Remed. Des. Piping:	Not reported		

B6  
WSW  
1/4-1/2  
Lower

RICHARD CHURCH SR ESTATE  
1009 S MAIN ST  
MIAMISBURG, OH 45342

LUST

S101565323  
N/A

LUST:

Facility ID:	571192	Incident ID:	570118000
Report No:	5701180	Facility Track:	0
Facility Tel:	-0-	Responsibility:	-0-
Owner:	Not reported		
	-0-		
	-0-, OH -0-		
	-0-		
Operator:	-0-		
	-0-		
	-0-, OH -0-		
	-0-		
Inspector:	-0-	Revised Date:	04/21/92
Fiscal Track:	F900	Coordinator:	Central Office Closure
Facility Status:	No Further Action		
Classification:	Known suspected or confirmed source and responsible person is voluntarily, or under an informal enforcement action, proceeding with investigation of corrective actions.		
Trust Fund:	Closure of an underground storage tank.		
Emerg Response:	2	Response By:	-0-
Vacant:	1, -0-	County Num:	57
Authorized By:	GILL	Authorize Date:	04/17/92
Remarks:	0		
Summary:	CLOS RPT RECD		
Added Date:	05/24/90	Entry By:	UNGER
Response Srch:	-0-	Priority:	2

C7  
North  
1/4-1/2  
Lower

PRESTO ADHESIVE PAPER CO INC  
222 MOUND AVE  
MIAMISBURG, OH 45342

FINDS 1000389064  
RCRIS-LQG OHD004243614

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

PRESTO ADHESIVE PAPER CO INC (Continued)

1000389064

RCRIS:

Owner: PITNEY BOWES  
(312) 555-1212

Contact: ALAN GORSKI  
(513) 865-2600

Waste	Quantity	Info Source	Waste	Quantity	Info Source
D001	.00000 (N)	Notification	D003	.00000 (N)	Notification
F005	.00000 (N)	Notification	U002	.00000 (N)	Notification
U112	.00000 (N)	Notification	U140	.00000 (N)	Notification
U159	.00000 (N)	Notification	U220	.00000 (N)	Notification
U239	.00000 (N)	Notification			

(P) = Pounds, (K) = Kilograms, (M) = Metric Tons, (T) = Tons, (N) = Not Reported

Other Pertinent Environmental Activity Identified at Site:  
facility has an emission permit under the Clean Air Act

C8  
North  
1/4-1/2  
Lower

TECHNICOTE INC  
222 MOUND AVE  
MIAMISBURG, OH 45342

RCRIS-SQG 1000243045  
UST OHD980896468  
LUST

RCRIS:

Owner: TECHNICOTE  
(312) 555-1212

Contact: TOM BLOSSER  
(513) 859-4448

Waste	Quantity	Info Source
D001	.00000 (N)	Notification

(P) = Pounds, (K) = Kilograms, (M) = Metric Tons, (T) = Tons, (N) = Not Reported

There are 1 compliance/violation record(s) reported at this site:

Evaluation	Date	Violations
COMPLIANCE EVALUATION INSPECTION (CEI)	14-JAN-88	YES

MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Elevation

Site

Database(s)

EDR ID Number  
 EPA ID Number

TECHNICOTE INC (Continued)

1000243045

**LUST:**

Facility ID:	570319	Incident ID:	573000600
Report No:	5730006	Facility Track:	0
Facility Tel:	-0-	Responsibility:	-0-
Owner:	-0-		
	-0-		
	-0-, OH -0-		
	-0-		
Operator:	-0-		
	-0-		
	-0-, OH -0-		
	-0-		
Inspector:	-0-	Revised Date:	-0-
Fiscal Track:	FY93	Coordinator:	Central Office Closure
Facility Status:	Reported		
Classification:	Known suspected or confirmed source and responsible person is voluntarily, or under an informal enforcement action, proceeding with investigation of corrective actions.		
Trust Fund:	Closure of an underground storage tank.		
Emerg Response:	2	Response By:	-0-
Vacant:	-, -0-	County Num:	57
Authorized By:	GILL	Authorize Date:	01/11/93
Remarks:	-0-		
Summary:	-0-		
Added Date:	01/11/93	Entry By:	UNGER
Response Srch:	-0-	Priority:	2

**UST:**

Facility ID:	0-570319	Tank ID:	1
Capacity:	8,000	Tank Status:	Remv
Tank Age:	Unk	Owner Name:	TECHNICOTE, INC.
Product:	HAZ-69742-89-8	Owner Address:	222 MOUND AVE
Material:	Bare Steel	City, State, Zip:	MIAMISBURG, OH 45342
Piping Material:	Bare Steel	Facility Contact:	MILES D. TREECE
Piping Type:	Suction -- Valve	Telephone:	(513) 859-4448
Remed. Des. Tanks:	Not reported		
Remed. Des. Piping:	Not reported		
Facility ID:	0-570319	Tank ID:	2
Capacity:	8,000	Tank Status:	Remv
Tank Age:	Unk	Owner Name:	TECHNICOTE, INC.
Product:	Not reported	Owner Address:	222 MOUND AVE
Material:	Bare Steel	City, State, Zip:	MIAMISBURG, OH 45342
Piping Material:	Bare Steel	Facility Contact:	MILES D. TREECE
Piping Type:	Suction -- Valve	Telephone:	(513) 859-4448
Remed. Des. Tanks:	Not reported		
Remed. Des. Piping:	Not reported		

**MAP FINDINGS**

Map ID  
Direction  
Distance  
Elevation

Site \_\_\_\_\_ Database(s) \_\_\_\_\_ EDR ID Number  
EPA ID Number

**TECHNICOTE INC (Continued)**

1000243045

Facility ID:	0-570319	Tank ID:	3
Capacity:	500	Tank Status:	Remv
Tank Age:	Unk	Owner Name:	TECHNICOTE, INC.
Product:	Not reported	Owner Address:	222 MOUND AVE
Material:	Bare Steel	City, State, Zip:	MIAMISBURG, OH 45342
Piping Material:	Bare Steel	Facility Contact:	MILES D. TREECE
Piping Type:	Suction -- Valve	Telephone:	(513) 859-4448
Remed. Des. Tanks:	Not reported		
Remed. Des. Piping:	Not reported		

9  
NNW  
1/4-1/2  
Lower

**PLOCHER ANDREW SONS**  
418 E FIRST ST  
DAYTON, OH 45402

RCRIS-SQG 1000170454  
FINDS OHD004243937

**RCRIS:**

Owner: PLOCHER ANDREW SONS  
(312) 555-1212

Contact: CHUCK KRAFT  
(513) 228-6128

Waste	Quantity	Info Source	Waste	Quantity	Info Source
D001	.00000 (N)	Notification	F003	.00000 (N)	Notification
F005	.00000 (N)	Notification			

(P) = Pounds , (K) = Kilograms , (M) = Metric Tons , (T) = Tons , (N) = Not Reported

10  
SW  
1/4-1/2  
Lower

**SHELL OIL CO. #23420931760**  
1224 S MAIN ST  
DAYTON, OH 45409

UST U000894456  
N/A

**UST:**

Facility ID:	0-570157	Tank ID:	1
Capacity:	8,000	Tank Status:	Curr
Tank Age:	25	Owner Name:	SHELL OIL CO.
Product:	Gasoline	Owner Address:	7777 WASHINGTON VILLAGE DR
Material:	Fiberglass	City, State, Zip:	DAYTON, OH 45459
Piping Material:	Fiberglass	Facility Contact:	MIKE HORVATH
Piping Type:	Pressure	Telephone:	Not reported
Remed. Des. Tanks:	Not reported		
Remed. Des. Piping:	Not reported		

Facility ID:	0-570157	Tank ID:	2
Capacity:	10,000	Tank Status:	Curr
Tank Age:	25	Owner Name:	SHELL OIL CO.
Product:	Gasoline	Owner Address:	7777 WASHINGTON VILLAGE DR
Material:	Fiberglass	City, State, Zip:	DAYTON, OH 45459
Piping Material:	Fiberglass	Facility Contact:	MIKE HORVATH
Piping Type:	Pressure	Telephone:	Not reported
Remed. Des. Tanks:	Not reported		
Remed. Des. Piping:	Not reported		

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site		Database(s)	EDR ID Number EPA ID Number
------	--	-------------	--------------------------------

SHELL OIL CO. #23420931760 (Continued)

U000894456

Facility ID: 0-570157  
Capacity: 10,000  
Tank Age: 24  
Product: Gasoline  
Material: Fiberglass  
Piping Material: Fiberglass  
Piping Type: Pressure  
Remed. Des. Tanks: Not reported  
Remed. Des. Piping: Not reported

Tank ID: 3  
Tank Status: Curr  
Owner Name: SHELL OIL CO.  
Owner Address: 7777 WASHINGTON VILLAGE DR  
City, State, Zip: DAYTON, OH 45459  
Facility Contact: MIKE HORVATH  
Telephone: Not reported

Facility ID: 0-570157  
Capacity: 1,000  
Tank Age: 22  
Product: Used Oil  
Material: Bare Steel  
Piping Material: Bare Steel  
Piping Type: Pressure  
Remed. Des. Tanks: Not reported  
Remed. Des. Piping: Not reported

Tank ID: 4  
Tank Status: Curr  
Owner Name: SHELL OIL CO.  
Owner Address: 7777 WASHINGTON VILLAGE DR  
City, State, Zip: DAYTON, OH 45459  
Facility Contact: MIKE HORVATH  
Telephone: Not reported

11  
North  
1/2-1  
Lower

POINT STORE  
155 S MAIN ST  
MIAMISBURG, OH 45342

LUST

S100648047  
N/A

LUST:

Facility ID: 570738  
Report No: 5731824  
Facility Tel: -0-  
Owner: -0-

Incident ID: 573182400  
Facility Track: 0  
Responsibility: -0-

-0-  
-0-, OH -0-  
-0-  
Operator: -0-  
-0-  
-0-, OH -0-  
-0-

Inspector: -0-  
Fiscal Track: FY93  
Facility Status: Reported

Revised Date: -0-  
Coordinator: Central Office Closure

Classification: Known suspected or confirmed source and responsible person is voluntarily, or under an informal enforcement action, proceeding with investigation of corrective actions.

Trust Fund: Closure of an underground storage tank.  
Emerg Response: 2

Response By: -0-  
County Num: 57  
Authorize Date: 09/07/93

Vacant: -, -0-  
Authorized By: GILL  
Remarks: -0-  
Summary: -0-  
Added Date: 09/23/93  
Response Srch: -0-

Entry By: UNGER  
Priority: 2

D12  
NW  
1/2-1  
Lower

MIAMISBURG WATER TREATMENT PLT  
302 S RIVERVIEW  
MIAMISBURG, OH 45342

LUST

S101565457  
N/A

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

MIAMISBURG WATER TREATMENT PLT (Continued)

S101565457

**LUST:**

Facility ID:	570747	Incident ID:	572089900
Report No:	5720899	Facility Track:	0
Facility Tel:	-0-	Responsibility:	-0-
Owner:	-0-		
	-0-		
	-0-, OH -0-		
	-0-		
Operator:	-0-		
	-0-		
	-0-, OH -0-		
	-0-		
Inspector:	-0-	Revised Date:	05/14/92
Fiscal Track:	FY92	Coordinator:	Central Office Closure
Facility Status:	No Further Action		
Classification:	Known suspected or confirmed source and responsible person is voluntarily, or under an informal enforcement action, proceeding with investigation of corrective actions.		
Trust Fund:	Closure of an underground storage tank.		
Emerg Response:	2	Response By:	-0-
Vacant:	1, -0-	County Num:	57
Authorized By:	GILL	Authorize Date:	05/13/92
Remarks:	-0-		
Summary:	CLOS RPT RECD		
Added Date:	04/23/92	Entry By:	UNGER
Response Srch:	-0-	Priority:	2

D13  
NW  
1/2-1  
Lower

MIAMISBURG WELL FIELD / UNK SOURCE  
302 S RIVERVIEW AVE  
MIAMISBURG, OH 45342

SHWS

S100037719  
N/A

**SHWS:**

Facility ID:	557-1359	EPA ID:	NOT ASSIGNED	Prelim. Assessment Date:	Not reported
Priority:	HIGH - There is evidence or it is suspected that hazardous waste has been managed and there is evidence of a release of hazardous waste which which may present a substantial threat to public health or safety.				
Problem:	GW ORGANICS				

## ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
BEAVERCREEK	U001964051	CATES SALES & SERVICE	3310 DAYTON XENIA RD	45432	UST	0-292261
BEAVERCREEK	S101562515	DYES PENNZOIL	3851 DAYTON XENIA RD	45432	LUST	-0-
BEAVERCREEK	S101562533	TOMS QUICK LUBE	3815 DAYTON XENIA RD	45432	LUST	-0-
BEAVERCREEK	S101562553	KNOLLWOOD GARDEN CENTER	3766 DAYTON XENIA RD	45432	LUST	-0-
BEAVERCREEK	U000892037	KNOLLWOOD MARATHON	3844 DAYTON-XENIA RD	45432	UST	0-290099
BEAVERCREEK	U000696152	DYE'S KNOLLWOOD PENNZOIL	3851 DAYTON-XENIA RD	45432	UST	0-294274
DAYTON	U001431511	BOONE WATER SYSTEMS, INC.	1519 S CENTRAL DR	45432	UST, LUST	290587
DAYTON	U000892071	TOM'S SUTO QUICK LUBE SERVIE I	3815 DAYTON XENIA RD	45432	UST	0-293719
DAYTON	U000894584	KNOLLWOOD FLORIST, INC.	3766 DAYTON XENIA RD	45432	UST	0-570895
DAYTON	1000990750	UES INC	4401 DAYTON-XENIA RD	45432	RCRIS-SQG	
DAYTON	1000289261	PHILLIPS SAND & GRAVEL	NORTH-FAIRFIELD RD	45432	FINDS, CERC-NFRAP, SHWS	
MIAMISBURG	S100031602	UNKNOWN	ADJ 150 RIVERVIEW AVE	45342	LUST	-0-
MIAMISBURG	U002223400	PENNZOIL	8681 DAYTON CINCINNATI PIKE	45342	UST	0-572210
MIAMISBURG	U000894692	GARY L. JESTICE	72 N MAIN ST	45342	UST	0-577617
MIAMISBURG	U000894676	WYLIE F. FAULKNER	110 N MAIN ST	45342	UST	0-576514
MIAMISBURG	U001964188	C G & R	901 S MAIN ST	45342	UST	0-572444
MIAMISBURG	U001431648	THE POINTE	155 S MAIN ST	45342	UST	0-570738
MIAMISBURG	U001431608	FRALEY FENCE	311 N MAIN ST	45342	UST	0-570049
MIAMISBURG	U000894675	CITY OF MIAMISBURG	600 N MAIN ST	45342	UST	0-576023
MIAMISBURG	S100779275	US DOE MOUND FACILITY*	MOUND RD	45342	SHWS	
MIAMISBURG	U001431691	MONARCH MARKING SYS INC	ST RT 725 AND BYERS RD	45432	UST	0-574851

**GEOCHECK VERSION 2.1 ADDENDUM  
FEDERAL DATABASE WELL INFORMATION**

Well Closest to Target Property (North Quadrant)

**BASIC WELL DATA**

Site ID:	393819084173900	Distance from TP:	1/2 - 1 Mile
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1990	County:	Montgomery
Altitude:	692.17 ft.	State:	Ohio
Well Depth:	44.00 ft.	Topographic Setting:	Not Reported
Depth to Water Table:	11.50 ft.	Prim. Use of Site:	Observation
Date Measured:	11271990	Prim. Use of Water:	Unused

**LITHOLOGIC DATA**

Geologic Age ID (Era/System/Series):	Cenozoic-Quaternary-Pleistocene
Principal Lithology of Unit:	Sand and silt
Further Description:	SILT/SAND BROWN

**WATER LEVEL VARIABILITY**

Not Reported

**GEOCHECK VERSION 2.1  
FEDERAL DATABASE WELL INFORMATION**

Well Closest to Target Property (South Quadrant)

**BASIC WELL DATA**

Site ID:	393724084172900	Distance from TP:	1/2 - 1 Mile
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1964	County:	Montgomery
Altitude:	698.00 ft.	State:	Ohio
Well Depth:	226.00 ft.	Topographic Setting:	Valley flat
Depth to Water Table:	Not Reported	Prim. Use of Site:	Withdrawal of water
Date Measured:	Not Reported	Prim. Use of Water:	Industrial

**LITHOLOGIC DATA**

Geologic Age ID (Era/System/Series):	Cenozoic-Quaternary-Pleistocene
Principal Lithology of Unit:	Outwash
Further Description:	Not Reported

**WATER LEVEL VARIABILITY**

Not Reported

**GEOCHECK VERSION 2.1  
FEDERAL DATABASE WELL INFORMATION**

Well Closest to Target Property (West Quadrant)

**BASIC WELL DATA**

Site ID:	393757084173600	Distance from TP:	1/4 - 1/2 Mile
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1955	County:	Montgomery
Altitude:	691.00 ft.	State:	Ohio
Well Depth:	95.00 ft.	Topographic Setting:	Valley flat
Depth to Water Table:	24.13 ft.	Prim. Use of Site:	Withdrawal of water
Date Measured:	12311975	Prim. Use of Water:	Public supply

**LITHOLOGIC DATA**

Not Reported

**WATER LEVEL VARIABILITY**

Not Reported

**GEOCHECK VERSION 2.1  
STATE DATABASE WELL INFORMATION**

**Water Well Information:**

**Well Within 1/2 - 1 Mile of Target Property (Northern Quadrant)**

<b>PWS ID:</b>	5701212	<b>Population Served:</b>	18,500
<b>Latitude:</b>	0393813	<b>Longitude:</b>	0841744
<b>Owner:</b>	MIAMISBURG,CITY OF		
<b>Source:</b>	Ground		

**Well Within >2 Miles of Target Property (Southern Quadrant)**

<b>PWS ID:</b>	8301412	<b>Population Served:</b>	7,800
<b>Latitude:</b>	0393505	<b>Longitude:</b>	0841733
<b>Owner:</b>	SPRINGBORO,VLG.OF-CHAUTAUQUA		
<b>Source:</b>	Ground		

**GEOCHECK VERSION 2.1  
PUBLIC WATER SUPPLY SYSTEM INFORMATION**

Searched by Nearest Well.

**PWS SUMMARY:**

PWS ID: OH5744912 PWS Status: Active Distance from TP: 1/2 - 1 Mile  
Date Initiated: Not Reported Date Deactivated: Not Reported Dir relative to TP: North  
PWS Name: MOUND PLANT  
MANAGER, MAINTENANCE EG&G  
PO BOX 3000  
MIAMISBURG, OH 45343

Addressee / Facility Type: Not Reported  
Facility Name: Not Reported

Facility Latitude: 39 38 34 Facility Longitude: 084 17 12  
City Served: Not Reported  
Treatment Class: Treated Population Served: 1,001 - 2,500 Persons

Well currently has or has had major violation(s): No

## EPA Waste Codes Addendum

Code	Description
D000	NOT DEFINED
D001	IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
D002	A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
D003	A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.
F001	THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE, AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
F002	THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
F003	THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
F004	THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: CRESOLS AND CRESYLIC ACID, AND

## EPA Waste Codes Addendum

Code	Description
	NITROBENZENE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
F005	THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
F006	WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.
F007	SPENT CYANIDE PLATING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS
F008	PLATING BATH RESIDUES FROM THE BOTTOM OF PLATING BATHS FROM ELECTROPLATING OPERATIONS WHERE CYANIDES ARE USED IN THE PROCESS.
F009	SPENT STRIPPING AND CLEANING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS WHERE CYANIDES ARE USED IN THE PROCESS.
F010	QUENCHING BATH RESIDUES FROM OIL BATHS FROM METAL HEAT TREATING OPERATIONS WHERE CYANIDES ARE USED IN THE PROCESS.
F011	SPENT CYANIDE SOLUTIONS FROM SALT BATH POT CLEANING FROM METAL HEAT TREATING OPERATIONS.
F012	QUENCHING WASTE WATER TREATMENT SLUDGES FROM METAL HEAT TREATING OPERATIONS WHERE CYANIDES ARE USED IN THE PROCESS.
P029	COPPER CYANIDE
P029	COPPER CYANIDE CU(CN)
P030	CYANIDES (SOLUBLE CYANIDE SALTS), NOT OTHERWISE SPECIFIED
P074	NICKEL CYANIDE
P074	NICKEL CYNAIDE NI(CN) <sub>2</sub>
P098	POTASSIUM CYANIDE
P098	POTASSIUM CYANIDE K(CN)
P104	SILVER CYANIDE
P104	SILVER CYANIDE AG(CN)

## EPA Waste Codes Addendum

Code	Description
P106	SODIUM CYANIDE
P106	SODIUM CYANIDE NA(CN)
P121	ZINC CYANIDE
P121	ZINC CYANIDE ZN(CN) <sub>2</sub>
U002	ACETONE (I)
U002	2-PROPANONE (I)
U112	ACETIC ACID ETHYL ESTER (I)
U112	ETHYL ACETATE (I)
U140	ISOBUTYL ALCOHOL (I,T)
U140	1-PROPANOL, 2-METHYL- (I,T)
U159	2-BUTANONE (I,T)
U159	METHYL ETHYL KETONE (MEK) (I,T)
U160	2-BUTANONE, PEROXIDE (R,T)
U160	METHYL ETHYL KETONE PEROXIDE (R,T)
U188	PHENOL
U210	ETHENE, TETRACHLORO-
U210	TETRACHLOROETHYLENE
U220	BENZENE, METHYL-
U220	TOLUENE
U226	ETHANE, 1,1,1-TRICHLORO-
U226	METHYL CHLOROFORM
U239	BENZENE, DIMETHYL- (I,T)
U239	XYLENE (I)

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Elapsed ASTM days:** Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

## FEDERAL ASTM RECORDS:

### **CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System**

Source: EPA/NTIS

Telephone: 703-416-0702

CERCLIS: CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 08/31/95

Date Made Active at EDR: 12/04/95

Date of Data Arrival at EDR: 11/02/95

Elapsed ASTM days: 32

### **ERNS: Emergency Response Notification System**

Source: EPA

Telephone: 202-260-2342

ERNS: Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/94

Date Made Active at EDR: 05/25/95

Date of Data Arrival at EDR: 04/11/95

Elapsed ASTM days: 44

### **NPL: National Priority List**

Source: EPA

Telephone: 703-603-8852

NPL: National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, it is EDR's policy to plot NPL sites greater than approximately 500 acres in size as areas (polygons). Sites smaller in size are point-geocoded at the site's address.

Date of Government Version: 09/01/95

Date Made Active at EDR: 10/25/95

Date of Data Arrival at EDR: 10/17/95

Elapsed ASTM days: 8

### **RCRIS: Resource Conservation and Recovery Information System**

Source: EPA/NTIS

Telephone: 703-308-7907

RCRIS: Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 05/31/95

Date Made Active at EDR: 08/22/95

Date of Data Arrival at EDR: 06/28/95

Elapsed ASTM days: 55

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## FEDERAL NON-ASTM RECORDS:

### CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: Varies

Date of Next Scheduled Update: 09/01/95

### CORRACTS: Corrective Action Report

Source: EPA

Telephone: 703-308-7907

CORRACTS: CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 04/10/95

Date of Next Scheduled Update: 12/18/95

### FINDS: Facility Index System

Source: EPA/NTIS

Telephone: 800-908-2493

FINDS: Facility Index System. FINDS contains both facility information and "pointers" to other sources that contain more detail. These include: RCRIS, PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]), CERCLIS, DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), FRDS (Federal Reporting Data System), SIA (Surface Impoundments), CICIS (TSCA Chemicals in Commerce Information System), PADS, RCRA-J (medical waste transporters/disposers), TRIS and TSCA.

Date of Government Version: 07/27/94

Date of Next Scheduled Update: 01/08/96

### HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation

Telephone: 202-366-4555

HMIRS: Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/94

Date of Next Scheduled Update: 04/30/96

### MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/01/95

Date of Next Scheduled Update: 01/15/96

### NPL LIENS: Federal Superfund Liens

Source: EPA

Telephone: 202-260-8969

NPL LIENS: Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91

Date of Next Scheduled Update: 02/26/96

### PADS: PCB Activity Database System

Source: EPA

Telephone: 202-260-3992

PADS: PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/14/94

Date of Next Scheduled Update: 02/19/96

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**RAATS: RCRA Administrative Action Tracking System**

Source: EPA

Telephone: 202-564-4104

RAATS: RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA.

Date of Government Version: 04/17/95

Date of Next Scheduled Update: 12/18/95

**ROD: Records Of Decision**

Source: NTIS

Telephone: 703-416-0703

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 03/31/95

Date of Next Scheduled Update: 03/04/96

**TRIS: Toxic Chemical Release Inventory System**

Source: EPA/NTIS

Telephone: 202-260-2320

TRIS: Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/92

Date of Next Scheduled Update: 04/12/96

**TSCA: Toxic Substances Control Act**

Source: EPA/NTIS

Telephone: 202-260-1444

TSCA: Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site. USEPA has no current plan to update and/or re-issue this database.

Date of Government Version: 01/31/95

Date of Next Scheduled Update: 03/18/96

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## STATE OF OHIO ASTM RECORDS:

### LUST: List of Reported Petroleum Underground Storage Tank Release Incidents

Source: Department of Commerce  
Telephone: 614-752-7926

LUST: Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 11/01/95  
Date Made Active at EDR: 12/05/95

Date of Data Arrival at EDR: 11/06/95  
Elapsed ASTM days: 29

### SHWS: Master Sites List

Source: Ohio Environmental Protection Agency  
Telephone: 614-644-3143

SHWS: State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 04/01/95  
Date Made Active at EDR: 05/16/95

Date of Data Arrival at EDR: 04/24/95  
Elapsed ASTM days: 22

### SWF/LS: Licensed Solid Waste Facilities

Source: Ohio Environmental Protection Agency  
Telephone: 614-644-2621

SWF/LS: Solid Waste Facilities/Landfill Sites. SWF/LS type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 04/22/95  
Date Made Active at EDR: 07/27/95

Date of Data Arrival at EDR: 06/26/95  
Elapsed ASTM days: 31

### UST: Facility File

Source: Department of Commerce  
Telephone: 614-752-7926

UST: Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 09/01/95  
Date Made Active at EDR: 10/10/95

Date of Data Arrival at EDR: 09/18/95  
Elapsed ASTM days: 22

## STATE OF OHIO NON-ASTM RECORDS:

### SPILLS: Included Reported Incidents, Spills or Releases to The Environment

Source: Ohio EPA  
Telephone: 614-644-2084

SPILLS: All reported incidents, spills or releases to the environment.

Date of Government Version: 12/31/93

Date of Next Scheduled Update: 12/18/95

### Historical and Other Database(s)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**Former Manufactured Gas (Coal Gas) Sites:** The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

## Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

### DELISTED NPL: Delisted NPL Sites

Source: EPA

Telephone: 703-603-8769

DELISTED NPL: The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

### NFRAP: No Further Remedial Action Planned

Source: EPA/NTIS

Telephone: 703-416-0702

NFRAP: As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

### FRDS: Federal Reporting Data System

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

FRDS provides information regarding public water supplies and their compliance with monitoring requirements, maximum contaminant levels (MCL's), and other requirements of the Safe Drinking Water Act of 1986.

**Area Radon Information:** The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

**Oil/Gas Pipelines/Electrical Transmission Lines:** This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

**Sensitive Receptors:** There are individuals who, due to their fragile immune systems, are deemed to be especially sensitive to environmental discharges. These typically include the elderly, the sick, and children. While the exact location of these sensitive receptors cannot be determined, EDR indicates those facilities, such as schools, hospitals, day care centers, and nursing homes, where sensitive receptors are likely to be located.

**USGS Water Wells:** In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 1994 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**Epicenters:** World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

**Water Dams:** National Inventory of Dams

Source: Federal Emergency Management Agency

Telephone: 202-646-2801

**WATER DAMS:** National computer database of more than 74,000 dams maintained by the Federal Emergency Management Agency.

**Ohio Public Water Systems**

Source: Ohio EPA, Division of Drinking & Groundwater

Appendix 7.10 Correspondence/Thaler Machine Co., 7/25/97

# Thaler Machine Company

DAYTON FACILITY  
257 HOPELAND ST. DAYTON, OH 45408  
PHONE 937 222-2171 FAX 937 222-7372

ALL MAIL  
P.O. BOX 1383  
DAYTON, OH 45401

MIAMISBURG FACILITY  
1195 MOUND RD. MIAMISBURG, OH 45343  
PHONE 937 865-9040 FAX 937 865-9045

July 25, 1997

Stan Abrahamson  
MMCIC  
P. O. Box 232  
Miamisburg, Ohio 45343-0232

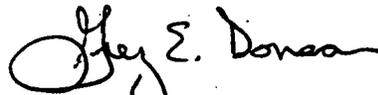
Mr. Abrahamson:

Thaler Machine Company currently uses two types of cutting fluids. Material Safety Data sheets for each is attached.

1. Trim-Sol is used in 95% of our equipment. Trim-Sol is a water soluble coolant that eventually needs to be rotated out as waste coolant. This waste coolant is then transferred into a 1000 gallon container, which is identified as trim-sol waste coolant only. Thaler is contracted with a company named Perma-Fix who will test, remove and haul away our waste coolant.
2. Gulfcut 11D is a light oil cutting fluid used in only 3-4 machines in our shop. This oil never needs to be changed out. Perma-Fix will also haul away waste oil when necessary.

Stan, I hope this is the information you needed.

Sincerely,



Greg Donson  
General Manager

GD/ld

MATERIAL SAFETY DATA SHEET  
TRIM® SOL

1. CHEMICAL PRODUCT AND COMPANY IDENTIFICATION

Product name TRIM® SOL  
Material type Water miscible cutting and grinding fluid concentrate  
Classification/synonym(s) Chemical emulsion/Soluble oil  
Product use Coolant and lubricant in metal removal processes  
Manufacturer address MASTER CHEMICAL CORPORATION  
501 West Boundary  
Perrysburg, OH 43551-1263  
Emergency telephone 419-874-7902 Fax number 419-874-0684

2. COMPOSITION/INFORMATION ON INGREDIENTS

COMPONENT	OSHA PEL	ACGIH TLV	OTHER		
			LIMITS RECOM.	CAS #	RANGE
petroleum oil	5mg/m <sup>3</sup> (mist)	5mg/m <sup>3</sup> (mist)	none	8002-05-9	30-40
petroleum sulfonate	none	none	none	61789-85-3	20-30
chlorinated alkene polymer	none	none	none	68410-99-1	20-30
nonionic surfactant	none	none	none	68991-48-0	1-10
aromatic alcohol	none	none	none	68603-15-6	1-10
propylene glycol ether	none	none	none	68603-15-6	1-10

The exact chemical identities and percentages of the raw materials used in TRIM® SOL are trade secrets. This information is being withheld as provided for in the Occupational Safety and Health Administration's Hazard Communication Rule (29 CFR 1910.1200).

3. HAZARDS IDENTIFICATION

Emergency overview Dark green liquid  
No immediate hazard  
Fire may produce CO, CO<sub>2</sub>, HCl, SO<sub>2</sub>

POTENTIAL HEALTH EFFECTS

Acute effects of overexposure Eye Contact Transient irritation  
Skin Contact Possible defatting, nonirritant, nonsensitizer  
Inhalation Nontoxic  
Ingestion Nontoxic  
Skin Absorption Nontoxic

Chronic effects of overexposure None currently known

ATTN: GREG DONSON

Product/Ingredients listed as NTP Annual Report No IARC Monographs No  
carcinogen or potential carcinogen? OSHA No

Signs and symptoms  
of exposure None

Medical conditions  
generally aggravated  
by exposure None known

#### 4. FIRST AID MEASURES

Emergency and first aid procedures:	Eyes	Flush immediately with cool, clean water for at least 15 minutes
	Skin	Wash with mild soap and warm water
	Inhalation	Remove to fresh air
	Ingestion	If large quantities are ingested, contact a physician

In every case get medical attention as required

#### 5. FIRE FIGHTING MEASURES

Flash point (test method)	305° F (152° C) (COC) None (TCC)	Flammable limits Not determined
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Extinguishing media	As appropriate for the surrounding fire: water (flood with water), dry chemical, CO <sub>2</sub> or "alcohol" foam
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Special fire fighting procedures:	None	Unusual fire and explosion hazards	None
--------------------------------------	------	---------------------------------------	------

#### 6. ACCIDENTAL RELEASE MEASURES

Steps to be taken if material is released or spilled	Mop up or use dry absorbent
---	-----------------------------

#### 7. HANDLING AND STORAGE

Precautions to be taken in handling and storing	Avoid contact with eyes. Avoid prolonged or repeated skin contact with the concentrate. Wash thoroughly after handling. Do not swallow.
Other precautions	Refer to Data and Information Sheet or container labels.

## 8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Respiratory protection (Specify type)	None	
Ventilation	Local exhaust Mechanical (general) Special Other	Not normally required General room ventilation should be sufficient None None
Protective gloves	None	
Other protective equipment	None	
Eye protection	Safety glasses	
Exposure Limits	None established by ACGIH or OSHA for product as whole Refer to Section 2	

## 9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance	Dark green viscous liquid
Odor	Mild pleasant odor
pH of concentrate	Not applicable
pH of freshly mixed emulsion with demineralized water at 5%	9.1
Vapor pressure (psi)	<1
Vapor density (Air=1)	Not determined
Boiling point (at 760 mm Hg)	217°F (103°C)
Freezing point	Not applicable
Solubility in water	100%
Specific gravity (H <sub>2</sub> O=1)	0.99
Percent volatile by volume	18.48%
Evaporation rate (butyl acetate=1)	1

## 10. STABILITY AND REACTIVITY

Stability	Stable	Conditions to avoid	None
Incompatibility (materials to avoid)	Strong oxidizers, acids and alkalis		
Hazardous combustion or decomposition products	Thermal decomposition (fire) may produce CO, CO <sub>2</sub> , SO <sub>2</sub>		
Hazardous polymerization	Will not occur	Conditions to avoid	None

**11. TOXICOLOGICAL INFORMATION**

Study	Test Animal	Concentrate	Results	10% Solution
Acute inhalation toxicity	Rat	---		nontoxic LC <sub>50</sub> >225mg/l
Acute oral toxicity	Rat	nontoxic LD <sub>50</sub> >5g/kg		nontoxic
Acute dermal toxicity	Rabbit	nontoxic LD <sub>50</sub> >2g/kg		nontoxic
Primary skin irritation	Rabbit	irritant PDI index=6.75		nonirritant PDI index=0.00
Primary eye irritation	Rabbit	irritant		nonirritant
Repeated insult patch	Human Volunteers	---		possible defatting nonirritant nonsensitizer

**12. ECOLOGICAL INFORMATION**

No data available

**13. DISPOSAL CONSIDERATIONS**

Waste disposal method Must comply with local, state and federal regulations. If pre-treatment is needed, chemical treatment or ultrafiltration may be used. Contact Master Chemical Tech Line (1-800-537-3365) for assistance.

**14. TRANSPORT INFORMATION**

Department of Transportation DOT Hazard Class: None  
TRIM® SOL is not classified as a hazardous material by DOT.

**15. REGULATORY INFORMATION**

Resource Conservation and Recovery Act EPA Hazardous Waste Number(s): None  
TRIM® SOL is not classified as a hazardous waste by EPA.

Toxic Substances Control Act All TRIM® SOL ingredients are listed on the TSCA Inventory of Chemical Substances.

Superfund Amendments and Reauthorization Act of 1986 TRIM® SOL does not contain any Section 302/304 Extremely Hazardous Substances or Section 313 Toxic Chemicals.

16. OTHER INFORMATION

	HMIS Hazard Index	Concentrate	NFPA RATING
(Health)	H = 1		H = 1
(Fire)	F = 1		F = 1
(Reactivity)	R = 0		R = 0
(Personal Protection)	PP = A (safety glasses)		Special hazards = none

Typical Working Solution

H = 1	H = 1
F = 0	F = 0
R = 0	R = 0
PP = A (safety glasses)	Special hazards = none

Key 0 = minimal 1 = slight 2 = moderate 3 = serious 4 = severe  
This information is intended solely for the use of individuals trained in the particular system.

TRIM® is a registered trademark of Master Chemical Corporation.  
(C) 1963 Master Chemical Corporation.

The information herein is given in good faith and believed current as of the date of this MSDS. Because conditions of use are beyond our control, no guarantee, representation or warranty expressed or implied is made. Consult Master Chemical Corporation for further information.

Date of preparation October 1995



# MATERIAL SAFETY DATA SHEET

A Division of  
Dunsmuir Farms, Inc.

This product information is provided periodically to assist our customers in assessing compliance with health, safety, and environmental regulations.

**Gulf Oil**  
165 Flanders Road  
Westboro, MA 01581-5005

**FOR CHEMICAL EMERGENCY**  
SPILL, LEAK, FIRE, EXPOSURE, OR ACCIDENT

CALL CHEMTRAC - DAY OR NIGHT  
\*800-424-0300  
Available in the continental U.S.  
\*See requirements above for other U.S. regions

463-7810 is District of Columbia  
For more information contact the Environmental U.S.  
192-483-7810 - Washington, DC, Office  
ALL CALLS ARE RECORDED

CPS CODE  
335143

## SECTION I: PRODUCT IDENTIFICATION

NAME: Gulfcut 11D	SYNONYMS: Metalworking	PRINTED: 06/05/89
CAS REGISTRY #: See Sec. II	CAS NAME: Mixture	REPLACES: 04/16/88
CHEMICAL FAMILY: Blend	INFO. SUPPLIER & PHONE: J. Russo (215)653-0412	

## SECTION II: INGREDIENTS

MATERIAL(S): Chemically neut. sev. hydrotreated lt. naphthenic petroleum oil, CAS#64742-53-6; lard oil, CAS#0016 28-2; ethylene/propylene copolymer, CAS#9010-79-1; & < 1% of zinc dialkyl dithiophosphate. Product typically contains 0.03% phosphorus & 0.03% zinc.

## SECTION III: PHYSICAL AND CHEMICAL PROPERTIES

BOILING PT.: high w/wide range	VAPOR PRES.: 0.04	pH: N/A
MELTING PT.: N/A	VAPOR DENS.: 5+	OCTANOL/WATER
SPEC. GRAV.: 0.89	EVAP. RATE: 1000 slower	PARTITION SOLUBILITY
SOLUBILITY	APPEARANCE/ODOR: colorless /slightly oily odor	COEFFICIENT: N.D.
IN H <sub>2</sub> O: nil		% VOLATILES: nil

## SECTION IV: REACTIVITY DATA

STABILITY: Stable	INCOMPATIBLE MATERIALS: Strong oxidizers
HAZARDOUS DECOMPOSITION PRODUCTS: Carbon monoxide & asphyxiants upon combustion.	
POLYMERIZATION: Will not occur.	

## SECTION V: HEALTH HAZARD INFORMATION

EXPOSURE LIMITS: Oil mist: 5 mg/m3 (OSHA PEL/ACGIH TLV) government regulation.

<b>EXPOSURE EFFECTS</b> May cause mild irritation.	<b>FIRST AID</b>
	<b>EYES</b> Flush with water at least 15 min. If irritation persists, get med attn.
Practically non-toxic if absorbed - (LDSO > 2000 mg/kg). Mild to moderate irritation w/prolonged or repeated contact.	<b>SKIN</b> Wash w/soap & water until no odor remains. If redness/swelling develops, get med. assistance. Wash clothes before reuse.
Excessive exposures may cause irritation to eyes, nose, & throat	<b>INHALATION</b> Move person to fresh air.
Harmful or fatal if swallowed. Pulmonary aspiration hazard if vomiting occurs.	<b>INGESTION</b> Do NOT induce vomiting! Do NOT give liquids! Get med assistance. Rinse small amts. entering mouth until taste is gone.

Properties

Gulfcut 11D\*

---

Gravity, API	39.2
Viscosity	
cSt 40C (104F)	4.3
100C (212F)	---
SUS 37.8C (100F)	40.7
98.9C (210F)	---
Flash, OC, C(F)	129(265)
Fire, OC, C(F)	146(295)
Pour, C(F)	-7(+20)
Color, ASTM D1500	L1.5
TAN, ASTM D974	0.13
Sulfur, %	none
Chlorine, %	none
Fatty Oil, %	1.8

\*antimist

**Gulf Oil**

Marketing Department

A DIVISION OF  
CAMBRIDGE ISIPAC, INC.

# Product Bulletin

## General Qualities and Characteristics

Gulfcut 11D is a mineral-lard oil containing fatty oil. It is compounded for machining of non-ferrous metals where staining from sulfurized oils is objectionable.

Gulfcut 11D is also widely used for blending with other cutting oils to fit the requirements of special jobs. It contains an antimist additive.

## Application Requirements

Modern feeds, speeds and cuts in machining of nonferrous metals demand cutting oils that give better finish, longer tool life, and better antiweld properties than straight mineral oils can give. The addition of lard oil to straight mineral oil has provided these properties. Gulfcut mineral-lard oil goes beyond these basic requirements through careful selection and blending of highly-refined base stocks.

## Recommendations

Gulfcut 11D is the preferred recommendation for machining aluminum and magnesium and their alloys.

## Availability

Gulfcut 11D is available throughout Gulf's marketing area. Your Gulf representative or Gulf Jobber can provide specific information.

Need additional help? Call your Gulf representative at 1-800-843-8028, extension 4369.

**Section V—Reactivity Data**

Stability	Unstable		Conditions to Avoid	None
	Stable	X		

Incompatibility (Materials to Avoid) Avoid strong oxidizing agents (peroxides, permanganates, nitric acid, etc.)

Hazardous Decomposition or Byproducts Pyrolysis yields CO, CO<sub>2</sub> and incompletely burned hydrocarbons.

Hazardous Polymerization	May Occur		Conditions to Avoid	None
	Will Not Occur	X		

**Section VI—Health Hazard Data**

Route(s) of Entry: Inhalation? Not applicable Skim? Not applicable Ingestion? Not applicable

Health Hazards (Acute and Chronic) No acute or chronic health hazards known. Possible mechanical irritation if induced into the eye due to abrasive grit present.

Carcinogenicity: NTP? Not listed IARC Monographs? Not listed OSHA Regulated? Not listed

Signs and Symptoms of Exposure None expected

Medical Conditions Generally Aggravated by Exposure None known

Emergency and First Aid Procedures For eye contact - flush with tepid water 15 minutes, holding eyelids apart. Do not rub eyes. Seek medical attention.

**Section VII—Precautions for Safe Handling and Use**

Steps to Be Taken in Case Material is Released or Spilled Scoop up. Wipe up with rags or use absorbent material. Complete clean-up using detergent and water, or high flash point solvent or chlorinated solvent cleaner with adequate ventilation.

Waste Disposal Method Use controlled incineration or bury in a posted landfill in accordance with Federal, State and local regulations.

Precautions to Be Taken in Handling and Storing Use normal storage and handling for petroleum grease products.

Other Precautions Keep out of reach of children.

**Section VIII—Control Measures**

Respiratory Protection (Specify Type) None required

Ventilation	Local Exhaust	Acceptable	Special	None required
	Mechanical (General)	Acceptable	Other	None

Protective Gloves None required Eye Protection Sufficient to prevent contact.

Other Protective Clothing or Equipment None required

Work/Hygienic Practices No special work or hygienic practices required.

**SECTION VI: FIRE AND EXPLOSION DATA**

FLASH PT.: 265F/129C COC

AUTOIGNITION TEMP.: 585F/307C est

HAZARD RATING: LEAST = 0 EXTREME = 4

NFPA CLASSIFICATION: HEALTH - 0 ; FIRE - 1 ; REACTIVITY - 0

SPECIFIC HAZARD:

FLAMMABLE LIMITS IN AIR: LOWER EXPLOSIVE LEVEL (UEL) - N.D.

UPPER EXPLOSIVE LEVEL (UEL) - N.D.

UNUSUAL FIRE & EXPLOSION HAZARDS: Can be made to burn (flash pt. > 200F)

EXTINGUISHING MEDIA: Water fog, dry chemical powder, chemical foam, carbon dioxide.

SPECIAL FIRE FIGHTING INSTRUCTIONS: Wear approved self-contained breathing apparatus when fire fighting in confined space.

**SECTION VII: PERSONAL PROTECTION INFORMATION**

VENTILATION: Ventilate as needed to comply with exposure limit.

EYE: Product minimally irritating to eyes. Local safety policy decision.

GLOVES: Impervious gloves recommended when prolonged skin contact unavoidable.

RESPIRATOR: Concentration-in-air determines protection needed. Use only NIOSH certified respiratory protection.

SPECIAL CLOTHING OR EQUIPMENT: If contact is unavoidable, wear impervious protective gear.

WORK/HYGENIC PRACTICES: Wash hands after handling. Launder soiled clothes.

OTHER: None at this time.

**SECTION VIII: HANDLING, CONTROL, AND DISPOSAL INFORMATION**

STORAGE & HANDLING: NFPA Class IIIB storage.: Avoid prolonged/repeated contact w/skin. Wash thoroughly after handling.

SPILL OR LEAK: Contain spill. Advise EPA, state agency if required. Absorb on inert material.

WASTE & CONTAINER DISPOSAL: Follow federal, state, & local regulations. Do not flush to drain/storm sewer. Contract to authorized disposal service.

**SECTION IX: OTHER PRECAUTIONS**

AQUATIC TOXICITY: N.D.

PRECAUTIONARY: None known at this time.

The information on this form is based on available data and is believed to be correct. However, Gulf makes no warranty, expressed or implied, regarding the accuracy of these data or the results to be obtained from the use thereof. Gulf assumes no responsibility for injury from the use of the product described herein.

Appendix 7.11 Radon Study

**UNC Geotech**

**UNC Geotech**  
2597 B 3/4 Road  
P.O. Box 14000  
Grand Junction, Colorado 81502-5504  
303/242-8621

April 12, 1990

Dennis Murphy  
EG&G Mound Applied Technonogies  
P.O. Box 3000  
Mound Road  
Miamisburg, OH 45343-3000

Dear Mr. Murphy:

I have enclosed the results of the radon measurements made at your site as part of the DOE Indoor Radon Study. A copy of these results can be provided in electronic format if desired. The results will be forwarded to the study sponsor, the DOE Office of Projects and Facilities Management, by the end of April.

Please contact me at FTS 326-6293 or commercial (303) 248-6293 if you have any questions.

Sincerely yours,

*Mark D. Pearson*

Mark D. Pearson  
Project Manager  
UNC Geotech

cc: DOE Points of Contact

rea	Bldg	Bldg Description	Room	Avg Duplicate		Monitor		Comments		
				Radon pCi/l	Radon pCi/l	MonId	DupId		Install Date	Retrieve Date
21			ABOVE AIR SAMPLER	161.1	125.8	1678055	1666782	12/14/89	2/16/90	NET - OLD THORIUM STORAGE
21			ABOVE AIR SAMPLERS	115.7		1668508		12/14/89	2/16/90	NET - OLD THORIUM STORAGE
	SM		19 MID EAST MALL	4.8		1661547		12/12/89	2/19/90	HISTORY OF ELEVATED READINGS
48			114 B CLOSET ON SPRINKLER PIPE	3.2		1671292		12/12/89	2/19/90	
19			ROOM 1	2.6		1678051		12/13/89	2/19/90	
	OLD SD BLDG		BASEMENT RIGHT CABINET	2.4		1681595		12/14/89	2/19/90	
55			1 BELOW THERMOSTAT ON E MALL	2.1		1661515		12/18/89	2/19/90	
57			ROOM 1	1.9		1681565		12/12/89	2/19/90	
87			143	1.5		1681563		12/13/89	2/19/90	
998	FIRE STATION		ROOM 002 EQUIPMENT ROOM WITH SUMP	1.4		1654460		12/12/89	2/19/90	
24			ROOM 1 PLANT NORTH MALL	1.3		1672087		12/12/89	2/19/90	
	PAINT SHOP		PS 4	1.2		1661518		12/12/89	2/16/90	
30			ROOM 3 EAST	1.1		1671262		12/12/89	2/16/90	
100			103 MIDDLE OF NORTH MALL	1.0		1678050		12/12/89	2/19/90	
37			6 NORTH MALL	1.0		1678046		12/12/89	2/19/90	
34			34 A WEST MALL	.9	.6	1672062	1672042	12/12/89	2/19/90	NET
102			123	.9		1681577		12/14/89	2/19/90	
61			RM 221 MIDDLE OF NORTH MALL	.9		1681585		12/13/89	2/19/90	
67			101 H	.9		1678020		12/12/89	2/19/90	
6-13	LOG		6-514 WEST MALL	.9		1661544		12/12/89	2/16/90	
	T		CORRIDOR 28	.9		1678039		1/15/90	2/19/90	
	T		153	.9		1678067		1/15/90	2/19/90	
	T		78	.9		1678077		1/15/90	2/19/90	
	T		38	.9		1681586		1/15/90	2/19/90	
105	PARTS MACHINING BUILDING		STAIRWELL NEXT TO ROOM 127	.8		1681564		12/12/89	2/19/90	
25	ARAC		3 ON BOOK CASE MIDDLE	.8		1671314		12/15/89	2/19/90	
60			1 ON DOOR TO ROOM 3	.8		1678049		12/12/89	2/19/90	
	A		153C CENTER CUBICLE WEST MALL	.8		1672056		12/14/89	2/16/90	
	C BUILDING OLD CAFETERIA		NORTHEAST SECTION INTERNAL MALL RM2	.8		1672052		12/12/89	2/16/90	
	R BUILDING		68 NORTH MALL	.8		1678068		12/13/89	2/16/90	
	SM		8 WEST MALL AT OLD RECOVERY	.8		1672057		12/11/89	2/16/90	
	WD BLDG		WD 8	.8		1678045		12/18/89	2/16/90	
87			124	.8		1678032		12/12/89	2/19/90	
88			ROOM 116 ON NORTH MALL RIGHT OF CEN	.7	.5	1661524	1661535	12/12/89	2/19/90	
89			101 NEAR BACK CORNER BY ROOF DRAIN	.7	.5	1666783	1668532	12/15/89	2/19/90	
22			RM 1 EAST CORRIDOR ON STORAGE RACK	.7		1678070		12/13/89	2/19/90	
56	FIRE PUMP HOUSE		ROOM 1 THERE IS ONLY 1 ROOM	.7		1678066		12/12/89	2/19/90	
	E ANNEX		E 225 EAST MALL	.7		1681552		12/19/89	2/16/90	
	POWER HOUSE PH-1		REPAIR SHOP NORTH EAST CORNER	.7		1678040		12/12/89	2/19/90	
	W BLDG		W-135	.7		1681553		12/12/89	2/16/90	
26			ROOM 84 SOUTH WEST MALL	.6	.9	1672048	1667159	12/13/89	2/16/90	
69			RM 7 ON NORTH MALL	.6	.4	1672044	1672077	12/12/89	2/19/90	
26			ROOM 84 SOUTH WEST MALL	.6		1671279		12/13/89	2/16/90	
35			RM 7	.6		1654459		12/14/89	2/19/90	
38	PP BLDG		PP CORR 136	.6		1678016		12/14/89	2/19/90	
72			ON OVERHEAD DOOR BEAM	.6		1672069		1/93/90	2/19/90	
93			HALLWAY 107 (MIDWAY)	.6		1681629		12/13/89	2/20/90	
98	FIRE STATION		ROOM 114 DORM	.6		1661507		12/12/89	2/19/90	
	COS		NW STAIRWELL AT BASEMENT LEVEL	.6		1672086		12/14/89	2/19/90	
	OSM		120 C	.6		1681573		12/12/89	2/16/90	
	SM		150 WEST END GAS BOX	.6		1678043		12/11/89	2/16/90	
	A		34 EAST MALL	.5	.7	1672075	1672051	12/14/89	2/16/90	
47			102 MIDDLE OF EAST MALL	.5	.5	1658110	1668819	12/12/89	2/16/90	

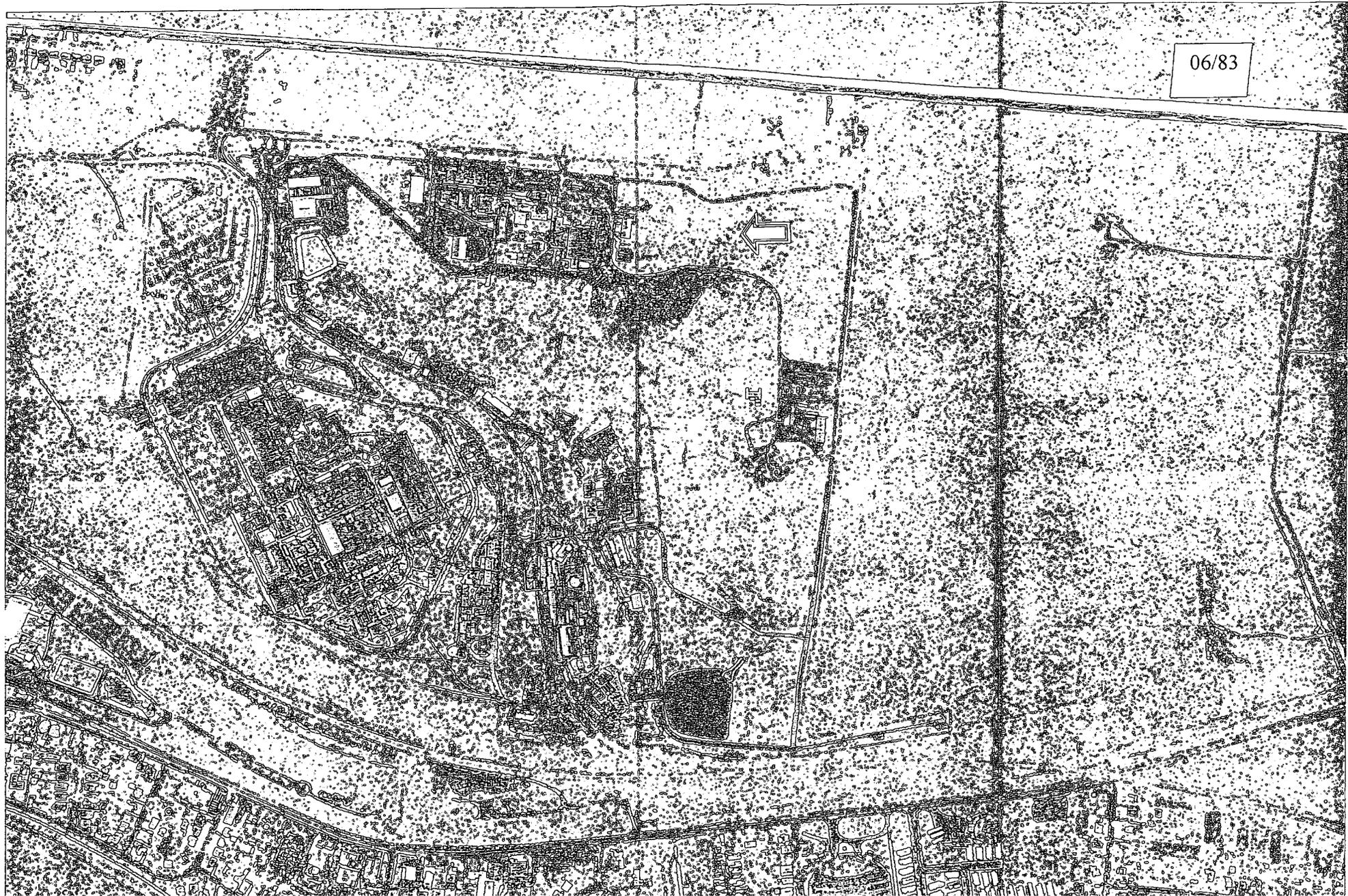
Bldg	Bldg Description	Room	Avg Duplicate		Monitor		Comments
			Radon pCi/l	Radon pCi/l	Monid	Dupid	
	R BUILDING	163 NEXT TO NORTH MALL	.5	.5	1668533	1668816	12/13/89 2/16/90
101		ROOM 5 ON SOUTH WEST MALL IN OFFSET	.5		1671288		12/12/89 2/19/90
	"B" 175	175 WEST MALL	.5		1678048		12/12/89 2/16/90
36		ELECTRICAL PANEL RM IN ELECTRONICS	.5		1678062		12/12/89 2/19/90
40		100	.5		1654480		12/13/89 2/16/90
43		1 EAST MALL OVER WATER DISPENSER	.5		1678076		12/12/89 2/20/90
44		ON BULLETIN BOARD	.5		1678047		12/12/89 2/16/90
47		102 MIDDLE OF EAST MALL	.5		1678059		12/12/89 2/16/90
50		CELL 113	.5		1681582		12/13/89 2/19/90
79		CENTRAL HALLWAY WEST OF DOOR TO RM7	.5		1681605		12/16/89 2/16/90
89		101 NEAR BACK CORNER BY ROOF DRAIN	.5		1678079		12/15/89 2/19/90
91		1ST FLOOR	.5		1661525		12/15/89 2/16/90
91		2ND FLOOR OUTSIDE RM215	.5		1681593		12/15/89 2/16/90
92		HALLWAY RIGHT OFF ROOM 8	.5		1661509		12/12/89 2/19/90
94		BAY 2 NORTH MALL	.5		1654477		12/12/89 2/19/90
	A	215 WEST MALL	.5		1681572		12/14/89 2/16/90
	A	108D WEST MALL	.5		1681580		12/14/89 2/16/90
	COS	118 N MALL NEAR PUNCH PRESS	.5		1654456		12/12/89 2/19/90
	COS	319 MALL CABINET TO RIGHT OF SINK	.5		1681590		12/12/89 2/19/90
	E BUILDING	158 WEST MALL	.5		1678033		12/14/89 2/16/90
	E BUILDING	103 WEST MALL	.5		1678072		12/14/89 2/16/90
	E-ANNEX	E 212 NORTH MALL	.5		1681597		12/19/89 2/16/90
	GH BUILDING	ROOM 2	.5		1678065		12/12/89 2/16/90
	GP 81	1A MIDDLE OF WEST MALL	.5		1678054		12/12/89 2/19/90
	H BLDG	ROOM 127	.5		1681571		12/12/89 2/16/90
	HH	HH-8	.5		1671269		12/19/89 2/19/90
	I BUILDING	BASEMENT LEFT CRAWL SPACE DOOR	.5		1671260		12/12/89 2/16/90
	M BUILDING	M 108	.5		1678056		12/15/89 2/19/90
	OSE	CORRIDOR 437	.5		1681536		12/15/89 2/16/90
	OSE	CORRIDOR 301 ACROSS FROM WATER FOUN	.5		1672084		12/15/89 2/16/90
	OSM	4HT FLOOR	.5		1678020		12/12/89 2/16/90
	OSE	CORR 212 SOUTH MALL NEAR 218 DOOR	.5		1678036		12/15/89 2/16/90
	OSM	319	.5		1678069		12/13/89 2/16/90
	OSM	2ND FLOOR	.5		1681611		12/12/89 2/16/90
	POWER HOUSE PH-1	STATIONARY BOARD CORNER	.5		1678073		12/12/89 2/19/90
	R BUILDING	145 WEST MALL ABOVE BALANCE	.5		1654538		12/14/89 2/16/90
	SN/R TRITIUM COMPLEX	128 OVER LARGE METAL FLOOR DISC	.5		1678019		12/12/89 2/16/90
	N BLDG	M135 WEST CENTRAL MALL	.5		1671293		12/12/89 2/16/90
	ND BLDG	NDA 110	.5		1671301		12/16/89 2/16/90
	"B" 124	EAST MALL	.5		1667189		12/12/89 2/16/90
	OSE	113 BULLETIN BOARD OPPOSITE ELEVATO	.5		1678027		12/15/89 2/16/90
TF-2		114 EAST MALL CENTER OF ROOM	.4		1678064		12/12/89 2/19/90
	HH	HH-24	.4		1667187		12/14/89 2/19/90
	OS BUILDING	CORRIDOR 7 NEXT TO ROOM 216	.4		1661514		12/13/89 2/19/90
	GP 81	1A MIDDLE OF WEST MALL	.4	.5	1672135	1661542	12/12/89 2/19/90
105	PARTS MACHINING BUILDING	186 QC OFFICE	.4		1678017		12/12/89 2/19/90
27		CELL 8 - MALL	.4		1681583		12/12/89 2/19/90
28	CERAMIC PRODUCTION	101	.4		1672061		12/12/89 2/19/90
29		HALLWAY	.4		1672105		12/14/89 2/19/90
	TEST FIRE BUILDING 3	3-315	.4		1672036		12/12/89 2/19/90
38	PP BLDG	PP CORR 16/BAY 2 MALL	.4		1681570		12/14/89 2/16/90
39		BREAK RM	.4		1678050		12/14/89 2/19/90
42		101 B EAST MALL	.4		1678031		12/13/89 2/19/90

rea	Bldg	Bldg Description	Room	Avg Duplicate		Monitor		Comments		
				Radon pCi/l	Radon pCi/l	Monid	Dupid		Install Date	Retrieve Date
	45		WORK STATION AREA	.4		1681568		12/14/89	2/19/90	
	46		R1 EAST MALL	.4		1672070		12/12/89	2/19/90	
	49		HALL OUTSIDE RM 125	.4		1678020		12/14/89	2/19/90	
	51		107 TOP OF FUME HOOD	.4		1681575		12/12/89	2/19/90	
	63		ROOM 134	.4		1672059		12/13/89	2/20/90	
	63M		RM 4	.4		1678078		12/14/89	2/19/90	
	65		ROOM 10 CONFERENCE ROOM	.4		1671284		12/14/89	2/19/90	
	66		OFFICE AREA	.4		1681554		12/12/89	2/19/90	
	68		EAST MALL CENTER BEAM	.4		1681555		12/14/89	2/19/90	
	69		RM 10A	.4		1681576		12/12/89	2/19/90	
	70		170 MEETING ROOM CENTER MALL	.4		1678041		12/12/89	2/19/90	
	88		ROOM 116	.4		1671285		12/12/89	2/19/90	
	95	SN/PP	95- BLD-ROOM#1	.4		1661531		12/12/89	2/20/90	
		OS BUILDING	CORRIDOR 2 - 6 FT. ABOVE FLOOR	.4		1678071		12/13/89	2/19/90	
		I	I HALLWAY	.4		1667184		12/12/89	2/19/90	
		N BUILDING	N 21 WEST MALL	.4		1678057		12/15/89	2/20/90	
		POWER HOUSE PH-1	OFFICE SUPERVISOR	.4		1678036		12/12/89	2/19/90	
		R BUILDING	12 SOUTH MALL	.4		1681566		12/13/89	2/19/90	
	34		BURN ROOM			1654481		12/12/89		BURNT (NOT AVAILABLE)
	61		RM 151			1681567		12/13/89		MISSING

04/04/94

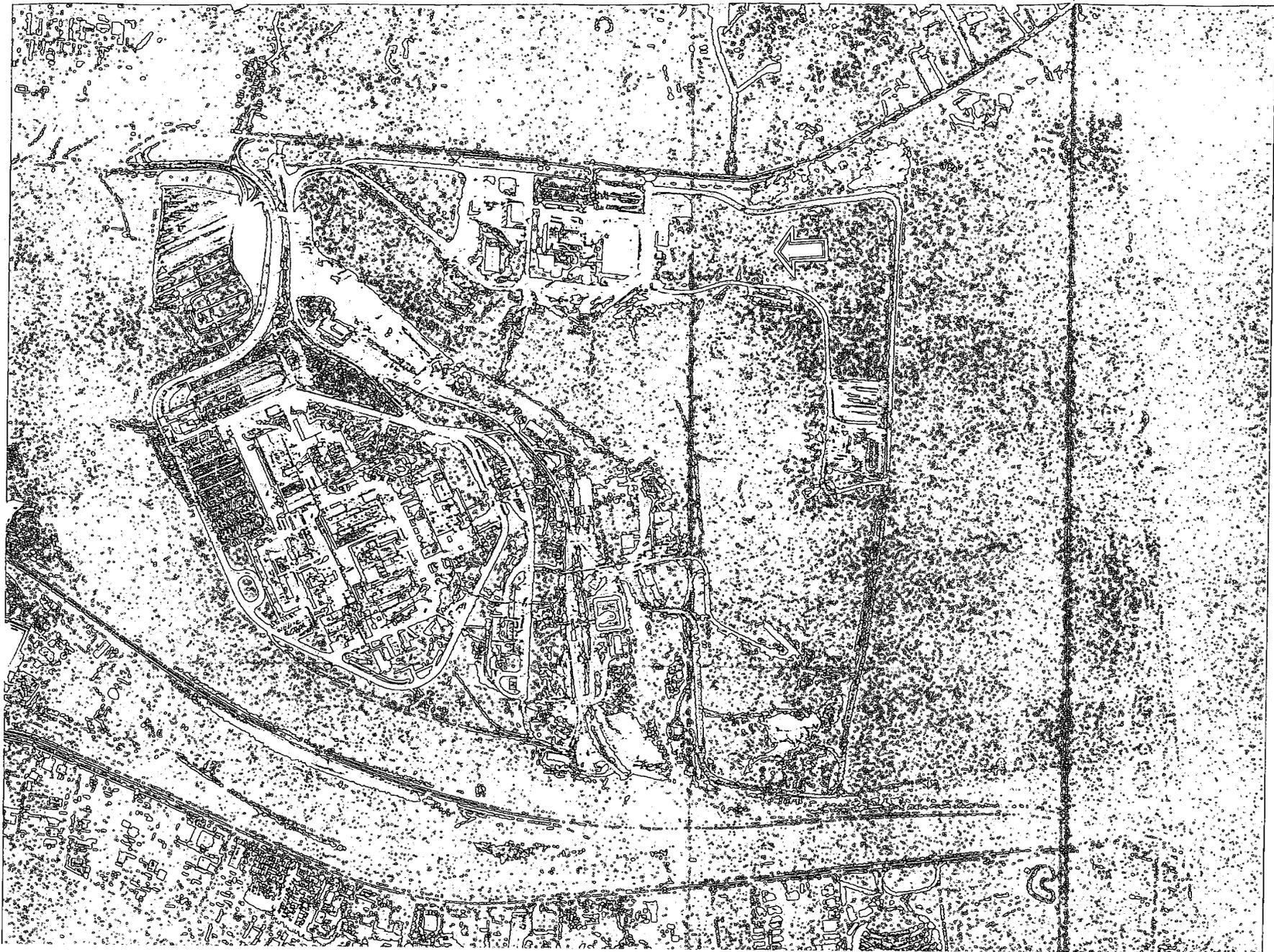


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04/14/73





03/30/68

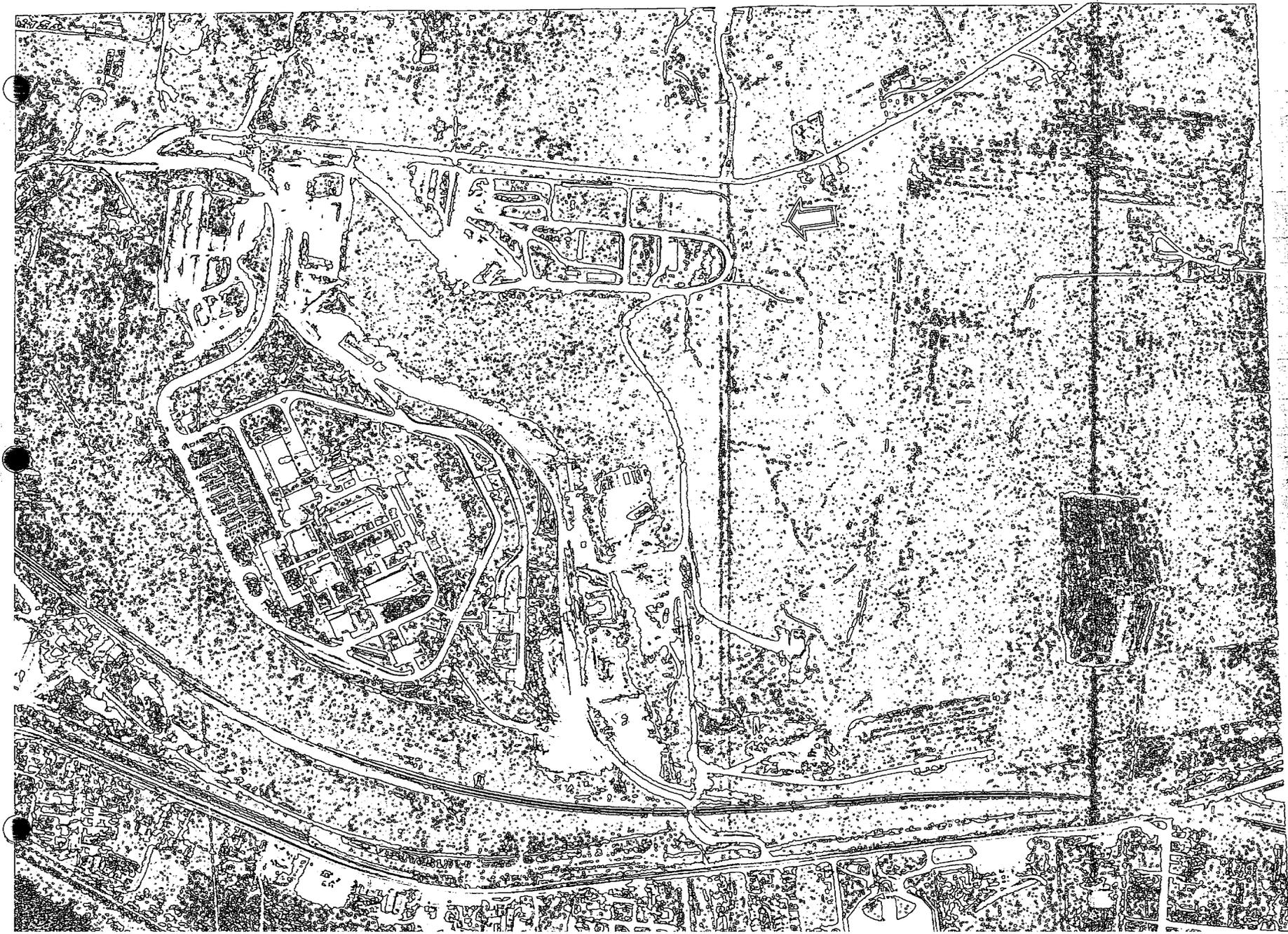
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11/19/59

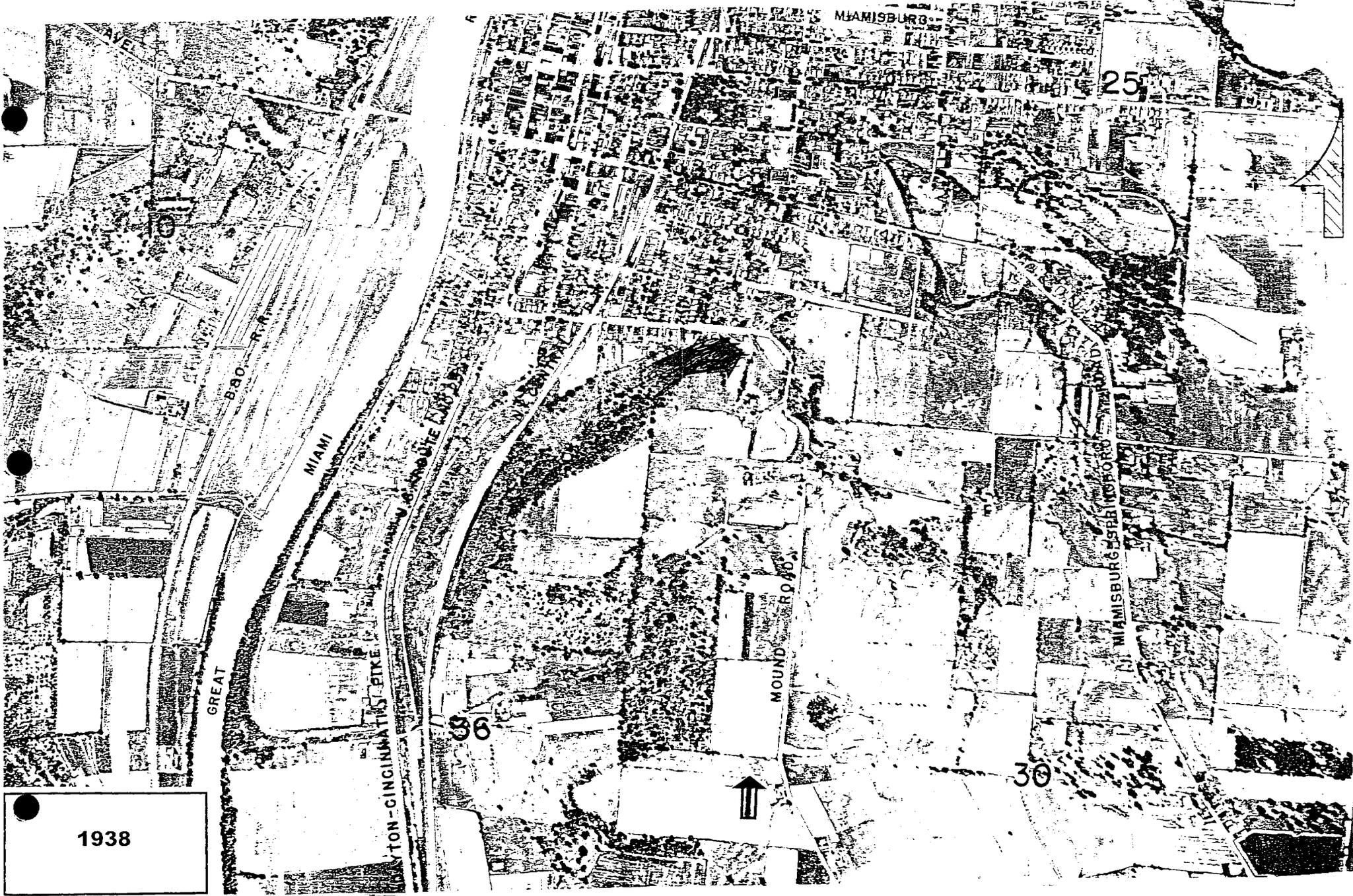


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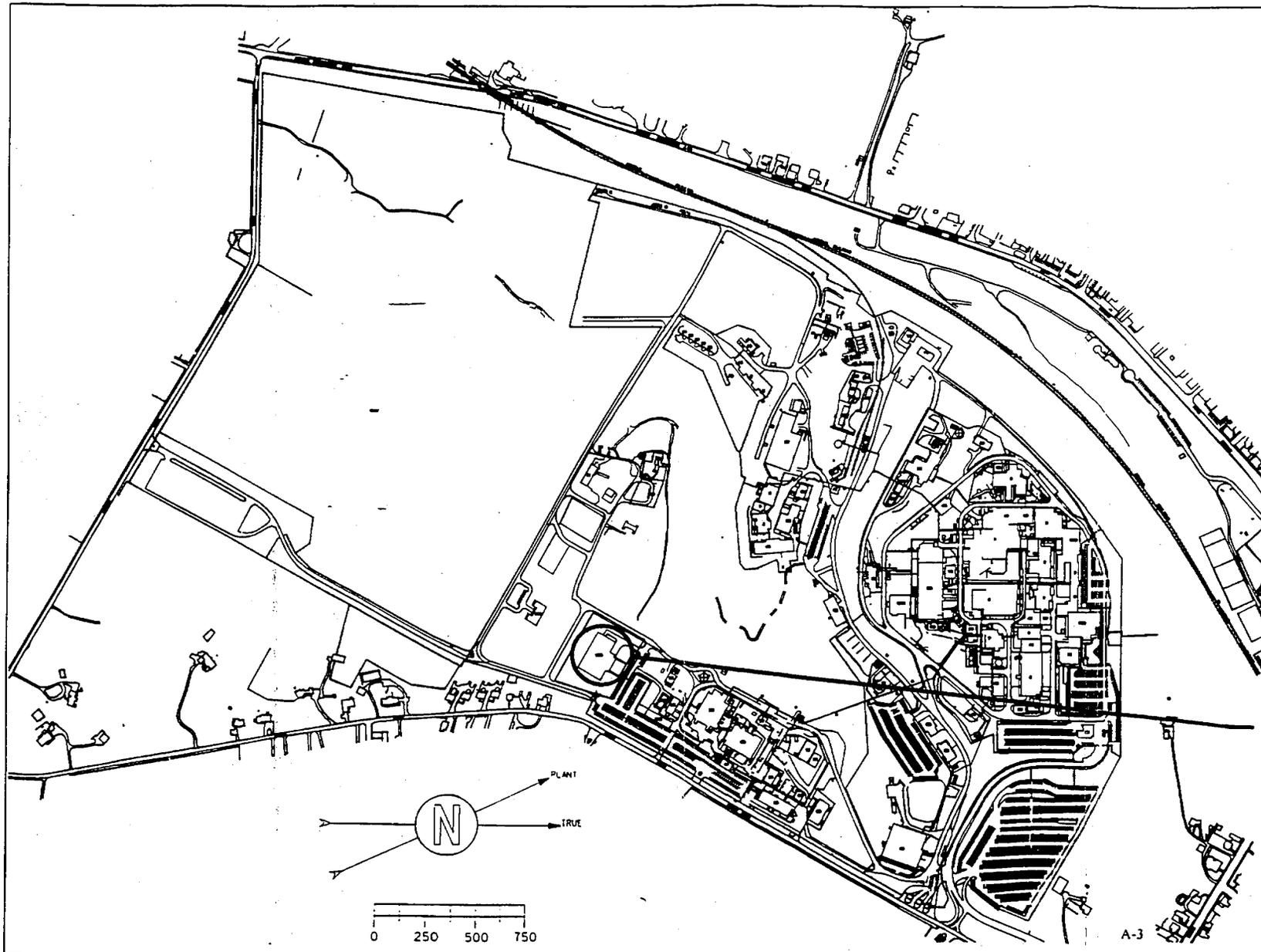


11/08/49





1938



BUILDING 105

 <b>EG&amp;G</b> MOUND APPLIED TECHNOLOGIES <small>SMALL SCALE FLOOR PLANS</small>	
<b>SITE PLAN</b>	
BLDG. CODE : 3328	
REV. DATE	12/28/88
UNCL	

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