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EMEF DMC

Issue for Comment

MARTIN MARIETTA

EFS-95-002

**GDP TURNOVER CONTINGENCY PLANNING
BASELINE FACILITY TURNOVER CONDITIONS**

**(SUPPLEMENT TO EFS-95-001,
FACILITY TURNOVER CONDITIONS)**

JUNE 1995

This document is approved for public release per
review by:

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Issue for Comment

MANAGED BY
MARTIN MARIETTA ENERGY SYSTEMS, INC.
FOR THE UNITED STATES
DEPARTMENT OF ENERGY

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June 30, 1995

Mr. Joe W. Parks
Assistant Manager for Enrichment Facilities
Department of Energy, Oak Ridge Operations
Post Office Box 2001
Oak Ridge, Tennessee 37831-8650

Dear Mr. Parks:

Issue For Comment (IFC) Turnover Conditions Documents

Enclosed for your review are the first two deliverables for the Gaseous Diffusion Plant (GDP) Turnover Contingency Planning Project:

- Facility Turnover Conditions: This document describes the *preferred* conditions of leased facilities and systems at the time of turnover. These preferred conditions were developed based on requirements for compliant site management, cost-effective Decommissioning and Decontamination (D&D), and potential alternative uses.
- Baseline Facility Turnover Conditions: This document is a supplement to the Facility Turnover Conditions. This document describes *baseline* facility turnover conditions (i.e., the turnover conditions that are derived from interpretation of the turnover requirements specified in the lease, and applicable regulations). The purpose of this document is to enable the Department of Energy (DOE) to develop strategies for negotiating with the United States Enrichment Corporation to determine a mutually satisfactory process for achieving the preferred turnover conditions at a returned GDP. Because it will be used for that purpose, this document is being provided only to DOE and Lockheed Martin Energy Systems personnel.

The *preferred* conditions are more favorable to DOE than the *baseline* conditions because they better enable safe, compliant, and more cost-effective activities after turnover. The major difference lies in the amount of cascade treatment done before turnover and the resulting quantity of residual uranium left in the cascade.

Mr. Joe W. Parks
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The preferred turnover conditions will be used as a framework for the next phase of the project: developing facility turnover plans to achieve these conditions.

Please review the documents and provide your comments to Marci Kastl (fax: 615-241-4799, telephone: 615-576-2389) by Friday, July 21. Please call me at 574-9042 if you need further information.

Sincerely,



Ann K. Farrar, Deputy Director
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Issue for Comment

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BASELINE FACILITY TURNOVER CONDITIONS**

**(SUPPLEMENT TO EFS-95-001,
FACILITY TURNOVER CONDITIONS)**

JUNE 1995

**Prepared for the
U.S. Department of Energy
by**

**Martin Marietta Energy Systems, Inc.,
under contract DE-AC05-84OR21400**

Issue for Comment

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ACRONYMS

D&D	decontamination and decommissioning
DOE	Department of Energy
ES&H	environmental safety and health
GDP	gaseous diffusion plant
MMES	Martin Marietta Energy Systems, Inc.
MMUS	Martin Marietta Utility Services, Inc.
NCS	nuclear criticality safety
OSHA	Occupational Safety and Health Administration
PGDP	Paducah Gaseous Diffusion Plant
PORTS	Portsmouth Gaseous Diffusion Plant
RCW	recirculating cooling water
S&M	surveillance and maintenance
USEC	United States Enrichment Corporation

1. INTRODUCTION

On July 1, 1993, the Department of Energy (DOE) leased two gaseous diffusion plants (GDPs) to the United States Enrichment Corporation (USEC). The plants are located in Paducah, Kentucky, and Portsmouth, Ohio, and are referenced as PGDP and PORTS, respectively. According to the terms of the lease agreement,¹ USEC may terminate the lease at one or both of the GDPs with a required prior 2-year notification to DOE.

DOE has begun the process of contingency planning to achieve a state of readiness for USEC's possible notification of its intent to terminate the lease at one of the GDPs. A major product of the GDP Turnover Contingency Planning Project will be a Facility Turnover Plan that describes the tasks, schedules, and resources necessary to achieve a prescribed set of conditions at turnover (lease termination) for the leased facilities, systems, and equipment.

The *preferred* facility turnover conditions are described in a parent to this document (EFS-95-001).² The preferred turnover conditions are those conditions that will:

- Ensure safe and compliant activities after turnover;
- Minimize life cycle costs of post-turnover DOE activities, including surveillance and maintenance (S&M) and decontamination and decommissioning (D&D); and
- Facilitate future use of the site for alternative missions.

The preferred facility turnover conditions were developed jointly by representatives of DOE; Martin Marietta Energy Systems, Inc., (MMES); Martin Marietta Utility Services, Inc., (MMUS); and subcontractors. The assumptions and processes used to determine the preferred facility turnover conditions are described in EFS-95-001.²

This supplement to EFS-95-001² presents *baseline* facility turnover conditions (i.e., the turnover conditions that are derived from interpretation of the turnover requirements specified in the lease agreement¹ and applicable regulations). Other applicable laws and regulations—including environmental, health, and safety requirements that USEC should meet at the turnover of the leased facilities—were also considered when defining the baseline turnover conditions.

It is important to understand the difference between the *preferred* facility turnover conditions and the *baseline* facility turnover conditions. The baseline conditions were derived from the turnover requirements of the lease agreement. The preferred conditions are more favorable to DOE, because they better enable safe, compliant, and more cost-effective activities after turnover. The major

¹*Lease Agreement Between the United States Department of Energy and the United States Enrichment Corporation*, July 1, 1993.

²*EFS-95-001, GDP Turnover Contingency Planning Facility Turnover Conditions*, Martin Marietta Energy Systems, Inc., June 1995.

difference lies in the amount of cascade treatment done before turnover and the resulting quantity of residual uranium left in the cascade. Although a quantitative economic analysis is beyond the scope of this project, it is thought that the difference will be worth millions of dollars per year to DOE in terms of reduced S&M and D&D costs.

The purpose of this supplement is to enable DOE to develop strategies for negotiating with USEC to determine a mutually satisfactory process for achieving the preferred turnover conditions at a returned GDP. Because it will be used for that purpose, this document is being provided only to DOE and MMES personnel.

This supplement consists of two major sections:

- *Section 2. Baseline Lease Interpretation:* A listing of the sections of the lease agreement¹ that pertain to lease termination, along with DOE's interpretation of the requirements of those sections relative to facility condition at turnover.
- *Section 3. Baseline Facility Turnover Conditions:* Turnover conditions (for the returned facilities) that are based on the interpretation of the requirements of the lease¹ and applicable regulations.

2. BASELINE LEASE INTERPRETATION

The lease agreement¹ was reviewed to determine requirements related to condition of the returned leased facilities at turnover. Table 1 presents applicable text excerpted from the lease, and the meaning of this text, as interpreted by DOE. These interpretations of the lease form the primary basis for the baseline facility turnover conditions listed in Section 3.

Table 1. Baseline Lease Interpretation for Turnover Conditions

Lease Reference	DOE Interpretation of Lease Language
<i>Article IV, Section 4.2: Physical Condition of Leased Premises and Leased Personality</i>	
(a)...physical condition of the Leased Premises and...Leased Personality... <i>is as...found on July 1, 1993...</i>	Lessee accepts premises and process equipment “as is” July 1, 1993.
(b)...Corporation acknowledges that the Leased Premises and the Leased Personality are <i>in good and serviceable condition</i> for use by the corporation to produce enriched uranium	USEC acknowledges that, when received, premises and process equipment were usable for intended purpose.
(c)...The Corporation will, at its expense, throughout the Lease Term, <i>maintain the Leased Premises in good and serviceable condition...</i>	Facilities/systems will be maintained in good and usable condition. DOE interprets that this requirement pertains to major facilities (including roofs and flooring) and to facilities/systems essential to D&D activities. **{Please review carefully and comment}
(c)...This obligation of the Corporation shall not affect the Corporation’s right to return the Leased Premises and the Leased Personality to the Department in the condition in which such Leased Premises and Leased Personality are <i>found on the day they are returned</i> to the Department pursuant to other provisions of this Lease.	Lessee returns premises/personalty as is when terminating lease.

Table 1. Baseline Lease Interpretation (continued)

Lease Reference	DOE Interpretation of Lease Language
<i>Section 4.3: Return of Leased Premises and Leased Personalty</i>	
<p>(a)...At the end of the Lease Term, the Corporation will return the Leased Premises and Leased Personalty to the Department <i>in the condition</i> in which the Leased Premises and Leased Personalty are <i>found on that date</i>. The Corporation will have no obligation to place the Leased Premises and Leased Personalty in any better condition. Prior to returning the Leased Premises and Leased Personalty to the department, the corporation <i>will comply with the Turnover Requirements</i>.</p>	<p>USEC will not be required to improve leased premises/personalty before returning to DOE, but will fulfill turnover requirements.</p>
<p>(b)...The Corporation shall be entitled, should it choose, to <i>leave any of its personal property</i> (including personal property contaminated by radioactive materials) on the Leased Premises at the end of the Lease Term for Decontamination and Decommissioning by the Department.</p>	<p>Contaminated property can be left behind by USEC when lease is terminated.</p>

Table 1. Baseline Lease Interpretation (continued)

Lease Reference	DOE Interpretation of Lease Language
Section 4.4: Turnover Requirements	
<p>...end of the Lease Term or at any time the Corporation exercises its option in Section 3.4(b)...or terminates this Lease.. Corporation shall, prior to returning to the Department any facility..., take the following actions...“Turnover Requirements”</p> <p>(a)...Provide the Department with <i>documentation of its plans to place such facility into an acceptable condition</i> for return to the Department consistent with the requirements described in subsections (b) through (f) of this Section.</p>	<p>USEC will document its turnover plans and provide them to DOE. DOE prefers that USEC provide these plans when USEC gives notification of its intent to terminate the lease. **{Please review carefully and comment}</p>
<p>(b)...<i>Terminate facility operations.</i> Complete and document the final deactivation/shutdown of the facility and document that no future use of the facility is planned. <i>Remove solid deposits</i> of UO₂F₂/UF₄ to the extent necessary <i>to prevent criticality</i>, using an in-place removal process, such as the chemical fluorination treatment; and ensure that nothing adversely affects the <i>operability of the purge cascade, the coolant, drainage, storage systems, HV/AC systems and air filtration systems.</i></p>	<p>USEC will terminate GDP operations.</p> <p>USEC will remove nuclear criticality deposits prior to lease termination. DOE prefers that each single piece of equipment contain less than a safe mass, which is 43% of minimum critical mass.</p> <p>The purge cascade and the coolant, drainage, storage, HVAC, and air filtration systems will be operable at turnover.</p>

Table 1. Baseline Lease Interpretation (continued)

Lease Reference	DOE Interpretation of Lease Language
Section 4.4: Turnover Requirements (continued)	
(c)... <i>Remove all waste generated by the Corporation</i> in such facility (including any material that is subject to classification as a hazardous waste under the Solid Waste Disposal Act, as amended) and which is subject to and authorized by Laws and Regulations for offsite disposal. The Corporation will remain responsible for the ultimate treatment and disposal of any waste generated by the Corporation,....	USEC will remove and dispose of USEC-generated waste.
(d) ...For structures at the facility, <i>provide</i> the Department with the Corporation's <i>available radiological/hazardous materials records</i> , ...documentation of the configuration of the facility and related systems, available drawings, specifications, procedures, manuals, and available unplanned occurrences records applicable to the facility. ...soil, surface water, ...groundwater conditions ... <i>available data and reports</i> that describe those conditions and the nature and extent of contamination therein.	USEC will provide DOE with available contamination and environmental condition data; occurrence reports; and physical facility/system data including available as-built drawings, specifications, etc.
(e)... <i>Place structures to be returned</i> at the facility <i>in a safe secure condition</i> , removing any immediate threats to human health and safety. Existing <i>radiation monitoring systems shall be</i> in a physical condition <i>adequate</i> to monitor the potential release of any radioactive contamination.	Structures were safe when USEC leased them; USEC will return structures to DOE in a safe condition. DOE prefers the definition of safe as being in compliance with applicable Occupational Safety and Health Administration (OSHA) regulations as they relate to structures. Radiation monitoring systems, which include more than criticality alarm systems, will be operating.

Table 1. Baseline Lease Interpretation (continued)

Lease Reference	DOE Interpretation of Lease Language
Section 4.4: Turnover Requirements (continued)	
(e) The most current <i>radiation contamination/ hazardous and toxic material survey</i> done by the Corporation for the facility and surrounding areas shall be provided to the Department.	USEC will provide available radiological data to DOE.
(f)...Provide to the Department...status report of the <i>facility's compliance</i> with environmental, health, and safety regulatory requirements. If the facility is in noncompliance, a strategy for achieving compliance will be developed by the Corporation and provided to the Department.	USEC will provide to DOE documentation of ES&H compliance and corrective action status, including actions required to achieve compliance with applicable regulations.
Section 4.5: Permissible Changes	
(a)...demolish or destroy...Corporation will be solely responsible for and will pay all the costs related to thereto except that the Department shall be solely responsible for and will pay the cost of transporting, storing and disposing of all the material resulting from such demolition or destruction... Department will attempt in good faith to store and dispose of all such material at locations other than on the Leased Premises....	With DOE's consent, USEC can demolish leased facilities at USEC cost, except DOE will be responsible for costs of disposal of demolition rubble.
(b)...Capital Improvement... less than \$250,000,... not be required to secure the Department's approval... If the making of the proposed Capital Improvement is Environmentally Sensitive... the Department shall be solely responsible for and will pay the cost of transporting, storing and disposing of any material resulting from such Capital Improvements....	USEC can make capital improvements without DOE consent if less than \$250,000. DOE will be responsible for costs of disposal of residual construction materials.

Table 1. Baseline Lease Interpretation (continued)

Lease Reference	DOE Interpretation of Lease Language
<i>Section 4.5: Permissible Changes (continued)</i>	
<p>(c)...The Corporation shall become the owner of and shall take title to each and every Capital Improvement...Corporation will have the right to remove any Capital Improvement; ... if such removal increases the costs of the Department for the Decontamination and Decommissioning of the Leased Premises ... the Corporation will pay any such increase in Decontamination and Decommissioning costs.</p>	<p>USEC will own capital improvements but will be responsible for any incremental D&D costs due to removal of such improvements.</p>
<i>Section 4.6: Decontamination and Decommissioning</i>	
<p>(a) Except as provided in Section 4.5 (c) of this Lease, the Department will be responsible for and will pay the costs of all Decontamination and Decommissioning, including the costs of Decontamination and Decommissioning of the Leased Premises, the Leased Personalty, any personal property found on the Leased Premises, regardless of ownership, and any Capital Improvement...</p>	<p>DOE is responsible for D&D of returned leased facilities and personal property left on site after lease termination.</p>

Table 1. Baseline Lease Interpretation (continued)

Lease Reference	DOE Interpretation of Lease Language
<i>Section 9.3: Total Destruction of Leased Premises</i>	
<p>In the event the Leased Premises...are damaged as a result of any foreseen or unforeseen cause or event...the Corporation will have the option, upon thirty (30) days notice to the Department, to terminate this Lease with respect to such GDP without the need to take any further action under this Lease or otherwise. ...return the Leased Premises and Leased Personalty with respect to that GDP to the Department in the condition in which such Leased Premises and Leased Personalty are found on that date... Corporation will have no obligation to place such Leased Premises and Leased Personalty in any better condition... Corporation will have an obligation to comply with the Turnover Requirements, but only with respect to facilities which are not destroyed...</p>	<p>The scenarios described in this section of the lease are beyond the scope of this Contingency Planning Project. However, this lease provision is mentioned to alert DOE that there exists a situation in which USEC could return a GDP to DOE upon 30 days notification.</p>
<i>Section 12.1: Termination for Convenience</i>	
<p>...The Corporation shall have right to terminate the lease upon two years notice to the Department,...the Corporation will comply with the Turnover Requirements...</p>	<p>USEC is required to give DOE 2 years advance notice of lease termination and has two years to comply with the Turnover Requirements.</p>

3. BASELINE TURNOVER CONDITIONS

This section lists the baseline turnover conditions for leased facilities, systems, and equipment. These baseline turnover conditions are based upon interpretation of the relevant requirements specified in the lease, as described in Section 2.

3.1 GENERAL BASELINE TURNOVER CONDITIONS

General baseline turnover conditions applicable to all facilities are as follows:

- All facilities and systems “winterized” as necessary prior to the first winter after loss of cascade process heat, including:
 - conversion of process building fire sprinkler systems to dry systems,
 - draining of water systems in process buildings, and
 - providing alternative heating where necessary.
- ✓ USEC-generated waste, fissile, and hazardous materials removed from the site or consolidated under an acceptable material management plan.
- ✓ Equipment needed for ongoing DOE activities at the returned GDP retained at the site in good operating condition. Such equipment will include:
 - UF₆ handling equipment;
 - emergency vehicles such as fire trucks, ambulances, etc; and
 - equipment needed for S&M and cleanup.
- ✓ “Characterization” data (e.g., environmental, health and safety, facility condition, and residual uranium deposits) documented.
- ✓ Building roofs intact, with some remaining life.
- ✓ Building structures and facilities in compliance with applicable OSHA requirements.
- ✓ Facilities in compliance with applicable environmental regulations.

3.2 BASELINE TURNOVER CONDITIONS FOR SPECIFIC SYSTEMS

Detailed baseline turnover conditions for 14 categories of facilities, systems, and equipment are listed in Table 2. A major assumption underlying these turnover conditions is that the cascade treatment required by the lease (i.e., to remove uranium deposits of nuclear criticality safety concern) will not satisfy DOE’s longer-term needs. Therefore, DOE will want to conduct additional treatment after turnover. This means that most cascade process, auxiliary, and support systems will need to be operable at turnover.

- Tony Slack
- Randy DeVault

Table 2. Baseline Turnover Conditions for GDP Facilities, Systems, and Equipment

System Description	Operating Condition ¹	Other Conditions ²
System 1: Cascade Cell/Stage Process Equipment ^a		<ul style="list-style-type: none"> • UF₆ inventory removed, and all systems purged to UF₆ negative (<2 ppm). • All uranium deposits of nuclear criticality safety (NCS) concern removed. • Residual uranium deposit levels verified and documented. • UF₆ systems intact and filled with dry air to atmospheric pressure. • All block valves <i>opened</i> during purging to remove trapped UF₆ and <i>closed</i> after treatment and shutdown.
A. Converters (including barrier and gas coolers)	operable	
B. Compressors (including shaft seals)	operable	
C. Interstage Piping and Control Valves	operable	
D. Intercell Piping (including block valves)	operable	

¹Operating Condition definitions:

Operating = fully functional and running or in use;

Operable = not operating, but functional and readily operable (i.e., “hot standby”);

Shutdown = permanently shut down and deactivated.

²Specific conditions to ensure safe condition and compliance with applicable regulations at turnover.

^aBecause the lease requires only treatment necessary to remove deposits of NCS concern, it is assumed that DOE will want to do additional treatment after turnover. Therefore, all cascade systems in System 1 will need to be operable at turnover.

Table 2. Baseline Turnover Conditions (continued)

System Description	Operating Condition ¹	Other Conditions ²
System 2: Primary Cascade Auxiliary Systems ^a		
A. UF ₆ Feed System (including Steam Supply)	shut down	<ul style="list-style-type: none"> All UF₆ systems purged to UF₆ negative (<2 ppm) All uranium deposits of NCS concern removed. All UF₆ systems intact and filled with dry air to atmospheric pressure. USEC-generated trap media removed from shutdown trap systems and disposed (see also ^b).
B. Product Withdrawal System	shut down	
C. Tails Withdrawal System	shut down	
D. Purge Cascade	operating	
E. Chemical and Cold Trap Systems	operable ^b	
F. Booster Stations and Tie Lines	shut down	
G. Freezer/Sublimator System	shut down	
H. Storage (Surge) Drums	operable	
I. Treatment System	operable	
J. Instrumentation System	operable	
K. Lube Oil System	operable	
L. Cascade Air System	operable	
M. Cascade Nitrogen System	operable	
N. Purge and Evacuation Stations	operable	
O. Wet Air Pump Stations	operable	
P. Seal Feed and Exhaust Systems	operable	
Q. Fluorine Generation System	operable	

^aBecause the lease requires only treatment necessary to remove deposits of NCS concern, it is assumed that DOE will want to do additional treatment after turnover. Therefore, most cascade systems in System 2 will need to be operable at turnover, and those necessary to support an operating purge cascade will need to be operating.

^bSome trapping systems (to be determined) may be shut down and media removed.

Table 2. Baseline Turnover Conditions (continued)

System Description	Operating Condition ¹	Other Conditions ²
System 3: Cascade Power System ^a		<ul style="list-style-type: none"> • Current 1-line diagrams available.
A. Stage Motors	operable	
B. Building Transformers, Circuit Breakers, etc.	operable	
C. Control Panels	operable	
D. Building Wiring	operable	
E. On-Site Transmission Lines	operable	
F. Switch Yards (transformers, circuit breakers, condensers)	operable	
G. Emergency Diesel Generators	operable	
H. Battery Rooms	operable	

^aBecause the lease requires only treatment to remove deposits of NCS concern, it is assumed that DOE will want to do additional treatment after turnover. Therefore, all cascade systems in System 3 will need to be operable at turnover, and those necessary to support an operating purge cascade will need to be operating.

Table 2. Baseline Turnover Conditions (continued)

System Description	Operating Condition ¹	Other Conditions ²
System 4: Process Cooling System ^a		<ul style="list-style-type: none"> • If R-114 remains in system, oxygen deficiency detection system in place and operable. • RCW drained from condensers.
A. R-114 Piping	shut down	
B. Condensers	shut down	
C. RCW Piping	shut down	
D. RCW Pumps and Pump Houses	shut down	
E. RCW Cooling Towers	shut down	
F. RCW Treatment Facilities	shut down	
G. R-114 Transfer and Associated Equipment	operable	

^aProcess Cooling Systems for the purge cascade are to remain operable.

Table 2. Baseline Turnover Conditions (continued)

System Description	Operating Condition ¹	Other Conditions ²
System 5: Process Buildings and Service Systems^a		
A. Structure, per se	operating	
B. Ladders and Elevators	operating	
C. Shops	operating	
D. Control Rooms	operating	
E. Electrical (lighting, etc.)	operating	
F. Sanitary Water	operating	
G. Sewage	operating	
H. Cranes	operating	
I. Ventilation System	operable	
J. Fire Protection	operating	
K. Interior Storm Drains	operable	
System 6: Other Process-Related Facilities^b		
A. Decontamination and Uranium Recovery	operating	<ul style="list-style-type: none"> UF₆ Sampling/Transfer Systems maintained to enable UF₆ cylinder handling and transfer (e.g., tails), including purging and cold trapping capability.
B. UF ₆ Sampling and Transfer Facilities	operable	
C. UF ₆ Cylinder Washing Facility	operable	

^aThese systems will be returned “as is” when the lease is terminated, except as modified to meet winterization requirements.

^bThese systems will be returned “as is” when the lease is terminated.

Table 2. Baseline Turnover Conditions (continued)

System Description	Operating Condition ¹	Other Conditions ²
System 7: Site Utilities		
A. Electrical, Exterior Lighting	operating ^a	
B. Sanitary (Potable) Water	operating ^a	
C. Sewage Plant	operating ^a	
D. Stormwater	operating ^a	
E. Telephone	operating ^a	
F. Radio and Other Communication systems	operating ^a	
G. Computing and Networks	operating ^a	
H. Steam	operating ^a	
I. Nitrogen (non-cascade)	shut down	
J. Compressed Air (non-cascade)	operating ^a	
K. Chilled Water (PGDP)	operating ^a	
System 8: Roads, Railroads, and Grounds		
	operating ^a	

^aThese systems will be returned “as is” when the lease is terminated. However, reconfiguration of several facility heating systems will be necessary to compensate for loss of process-heated RCW.

Table 2. Baseline Turnover Conditions (continued)

System Description	Operating Condition ¹	Other Conditions ²
System 9: Maintenance Facilities^a		
A. Central Shops (machine, weld, carpenter, etc.)	operating	
B. Field Shops	operating	
C. Cascade Equipment Repair Shops	operating	
D. Vehicle Maintenance	operating	
E. Laundry	operating	
System 10: Fire Protection Systems^a		
A. Fire Water System (tanks, piping, sprinklers, hydrants, etc.)	operating	
B. Extinguishers	operating	
C. Fire Hall	operating	
D. Fire Trucks	operating	

^aThese systems will be returned "as is" when the lease is terminated.

Table 2. Baseline Turnover Conditions (continued)

System Description	Operating Condition ¹	Other Conditions ²
System 11: Plant Protection Systems^a		
A. Emergency Operations Center	operating	
B. Central Control Facility	operating	
C. Fences, Portals, Badge Reader Systems	operating	
D. Guard Headquarters	operating	
E. Plant Public Address System	operating	
F. Emergency Vehicles	operating	
G. Medical Facility	operating	
H. Criticality Alarms	operating ^b	
I. Monitoring Systems (environmental, meteorological)	operating	
System 12: Laboratory Facilities^a		
A. Analytical Chemistry	operating	
B. Research and Development	operating	

^aThese systems shall returned "as is" when the lease is terminated.

^bCriticality alarms shall be in a physical condition adequate to monitor the potential release of any radioactive contamination.

Table 2. Baseline Turnover Conditions (continued)

System Description	Operating Condition ¹	Other Conditions ²
System 13: Office and Related Service Facilities^a		
A. Office Buildings	operating	
B. Training Facilities	operating	
C. Food Service Facilities	operating	
D. Records Handling and Storage	operating	
E. Warehouses	operating	
F. Stores Facilities	operating	
G. Change Houses	operating	
System 14: Waste Management & Tails Storage Facilities^a		
A. Waste Treatment, Storage, and Disposal Facilities	operating	<ul style="list-style-type: none"> • All cylinders of USEC-generated depleted uranium removed from leased cylinder yards. • All USEC-generated waste removed.
B. UF ₆ Tails Cylinder Storage Yards	operating	

^aThese systems shall be returned "as is" when the lease is terminated.