

**U.S. Department of Energy
Fiscal Year 2008
Real Property Utilization Report
for the
Portsmouth Gaseous Diffusion Plant,
Piketon, Ohio**



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Henry H. Thomas 07/17/2009
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**U.S. Department of Energy
Fiscal Year 2008
Real Property Utilization Report
for the
Portsmouth Gaseous Diffusion Plant
Piketon, Ohio**

Date Issued – June 2009

Prepared for the
U.S. Department of Energy
Portsmouth/Paducah Project Office

THETA PRO2SERVE MANAGEMENT COMPANY, LLC
managing the
Infrastructure Activities at the
Portsmouth Gaseous Diffusion Plant
under contract DE-AC24-05OH20193
for the
U.S. DEPARTMENT OF ENERGY

Approvals

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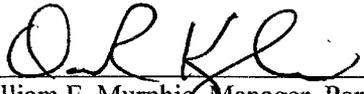
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ACRONYMS

| | |
|------|--|
| ACP | American Centrifuge Plant |
| BJC | Bechtel Jacobs Company LLC |
| CSD | Cold Shutdown |
| D&D | Decontamination and Decommissioning |
| DOE | U.S. Department of Energy |
| EM | Environmental Management |
| FIMS | Facility Information Management Systems |
| FM | Federal Management Regulation |
| FMR | Federal Management Regulation |
| FY | Fiscal Year |
| GCEP | Gas Centrifuge Enrichment Plant |
| GDP | Gaseous Diffusion Plant |
| GSA | General Services Administration |
| ID | Identification |
| LPP | LATA/Parallax Portsmouth, LLC |
| OSF | Other Structures and Facilities |
| S&M | Surveillance and Maintenance |
| SNM | Special Nuclear Material |
| SODI | Southern Ohio Diversification Initiative |
| TLD | Thermoluminescent Dosimeter |
| TPMC | Theta Pro2Serve Management Company, LLC |
| UDS | Uranium Disposition Services, LLC |
| UEA | Uranium Enrichment Activity |
| USEC | United States Enrichment Corporation |

1. PURPOSE

This U.S. Department of Energy (DOE) Real Property Utilization Report for the Portsmouth Gaseous Diffusion Plant (PORTS) has been updated for fiscal year (FY) 2008. This report meets the annual reporting requirements specified in DOE O 430.1B, *Real Property Asset Management* (DOE 2008a) and Executive Order 13327.

The primary purpose of this report is to evaluate and categorize, as appropriate, those areas of real property, both constructed facilities and land, which were found to be underutilized, not being put to optimum use, or not utilized, as defined in the Federal Management Regulation (FMR) §102-75, which has replaced the Federal Property Management Regulation. Appendix A of this report provides a narrative and photograph for each building or trailer as categorized within this report.

2. SITE MISSION

The DOE near-term mission at Portsmouth is focused on four major activities: maintenance of the gaseous diffusion plant (GDP) in cold shutdown (CSD) status, environmental management (EM), infrastructure services, and construction of a depleted uranium hexafluoride (DUF₆) conversion facility. These activities are managed by DOE's four prime contractors at Portsmouth: United States Enrichment Corporation (USEC), LATA/Parallax Portsmouth, LLC (LPP), Theta Pro2Serve Management Company, LLC (TPMC), and Uranium Disposition Services, LLC (UDS). A complete list of the current missions being pursued at Portsmouth is provided and discussed in the 2008 update of the Portsmouth/Paducah Project Office Consolidated Ten-Year Site Plan (DOE 2008b). Among others, these missions include:

Cold Shutdown. The CSD Program is designed to transition to decontamination and decommissioning (D&D). Portsmouth will no longer maintain enrichment restart capability at the facility as a strategic hedge against potential disruption in the international enriched uranium market.

Environmental Management. A critical DOE mission is the planning, implementation, and completion of EM actions at operating and inactive DOE facilities. The DOE EM Program is designed to protect human health and the environment from risks posed by inactive facilities, surplus facilities, and contaminated areas. This is achieved by remediating sites and facilities to: (1) reduce the “mortgage” costs associated with surveillance and maintenance (S&M) of large volumes of stored legacy waste, maintenance of very large industrial buildings, and protecting workers from contamination within those buildings; (2) protect the public from potential exposure to radioactive and hazardous materials; and (3) meet regulatory requirements.

Infrastructure Services. Infrastructure services are essential to DOE's ability to perform its mission at Portsmouth. These services include activities such as: S&M of selected facilities, site security, computing and telecommunications services, property and records management, janitorial services, grounds and roadway maintenance, and various utility services.

DUF₆ Conversion Facility. Construction and operation of this facility is necessary to eliminate hazards and costs associated with continued storage of DUF₆ cylinders stored at Portsmouth.

3. DESCRIPTION

The Portsmouth site is located in rural Pike County in south-central Ohio. The plant is situated on what is currently a 3777.92-acre parcel of DOE-owned land. Within the reservation, an approximately 1200-acre centrally developed area is surrounded by a two-lane perimeter road. The reservation land outside the perimeter road is used for a variety of purposes including, but not limited to, water and sewage treatment facilities, lime sludge lagoons for the water treatment plant, and open and forested buffer areas. The area inside the perimeter road is largely devoid of trees with grass and paved roadways dominating the open space. Most of the site improvements within the 1200-acre central area are located within a 500-acre area enclosed by a security fence. Since the first Real Property Utilization Inspection (DOE 2000), published in FY 2000, two large areas of hybrid poplar trees have been planted as part of groundwater remediation projects. Also, within the 500-acre secure area are three process buildings that are currently leased to USEC. The floors of the process buildings account for over 8 million of the total 12 million square feet of floor space at Portsmouth. The entire reservation is “restricted industrial” with controlled access within the limited security area and portions of the site’s perimeter road.

4. SITE HISTORY

The Portsmouth site was an active GDP with the purpose of enriching uranium until May 2001. The enriched uranium was required for both government and commercial uses. The first enrichment diffusion cells went on line in September 1954 and the facility was complete in March 1956. To maintain the diffusion process, extensive support facilities were required which included a steam plant, electrical switchyards, cooling towers, cleaning and decontamination facilities, water and wastewater treatment plants, and maintenance and laboratory facilities. The Energy Policy Act of 1992 transferred responsibility for uranium enrichment to USEC, a newly created wholly-owned Government corporation. According to the Energy Policy Act, USEC assumed full responsibility on July 1, 1993, for uranium enrichment operations at Portsmouth and the lease for the associated Portsmouth facilities from DOE became effective. USEC became a publicly held company on July 28, 1998, but retained the lease conditions in place since 1993.

In the mid-1980s, the facilities and equipment required for a “next generation” gas centrifuge enrichment process were constructed and installed in the southwest quadrant of the 1200-acre area within the perimeter road. These facilities included process/enrichment facilities, warehousing, offices and control facilities, and an additional switchyard. However, the project was terminated in 1985 before going into production. Since 1985, these facilities have variously been renovated to create either office space or storage facilities for hazardous and mixed-waste as part of the DOE environmental remediation and waste management activities.

In 2000, USEC made the business decision to halt uranium enrichment at Portsmouth. Although some of the GDP facilities were no longer required by USEC and subsequently de-leased back to DOE, a number of the GDP facilities continue to be maintained by USEC, under contract to DOE, in CSD with the intent to begin transitioning to D&D or long-term S&M.

DOE retains liability for any pre-existing conditions before the transition, including responsibility for D&D, waste management, DUF₆ storage cylinders, and environmental remediation.

Facility usage at Portsmouth, prior to 2004 and for the near-term, is directed by the existing lease agreement between DOE and USEC. Although this lease had an initial term through June 30, 1999, it also contains exclusive options for USEC to extend the lease for additional periods; these options have been exercised and are discussed in the following paragraphs. Under the agreement, USEC originally leased only those facilities and areas necessary to support uranium enrichment using the gaseous diffusion process. The remaining facilities and property were retained by DOE and are excluded from the current lease agreement. These facilities are either being used to support DOE's EM and enrichment facilities programs or are subject to S&M until D&D or an alternative use can be identified. Additionally, the lease agreement states that DOE will not dispose of any real property of the GDP which is not part of the leased premises without first offering USEC the opportunity to include such real property within their lease.

During FY 2004, several changes occurred in the lease between DOE and USEC. These changes were primarily the result of USEC requesting to use existing Gas Centrifuge Enrichment Plant (GCEP) facilities for the American Centrifuge Plant (ACP) announced in January 2004. Part or all of several GCEP facilities were added to the lease while several GDP associated facilities were removed (or "de-leased") from the agreement.

During FY 2005, changes continued to occur in the lease between DOE and USEC. DOE's infrastructure maintenance activity was moved from its previous location in the GCEP complex and relocated to either the southwest portion of the X-700 Building or the X-735A Building, previously used to support sanitary landfill operations. Also, the contracts for the infrastructure and the environmental remediation aspects at Portsmouth mission were awarded to TPMC and LPP, respectively, which resulted in significant realignment of personnel including moving of all DOE and most DOE contractor personnel from the X-7725 Building to either the X-1000 Building or the X-3000 Building. Appendix B of this report lists all the facilities retained by DOE and Appendix C of this report lists all those leased to USEC at the end of FY 2005.

In FY 2006, additional space within the X-700 Building was de-leased from USEC back to DOE for use by TPMC, primarily as maintenance shops and offices. Significant amounts of floor space were also de-leased in the X-720 Maintenance and Stores Building and were remodeled to accommodate personnel and functions being relocated from the remaining DOE-retained portions of the X-7725 Building and the X-3000 Building. Also, the paved area east of the X-801 Building, known as the X-800 Area and the approximately 2.4 acre area called X-747F were de-leased by USEC back to DOE.

Several additional facilities were leased in FY 2007 and FY 2008. The X-3002 was leased incrementally from DOE to USEC throughout FY 2007 for a total of 87.4% leased. The X-7725 was also incrementally leased to USEC and is now 100% leased. The X-3000, X-3346, X-7725A, and X-7745R were all fully leased to USEC. USEC de-leased X-746 and X-747 back to DOE in FY 2008. Appendix D of this report provides a summary of the lease/de-lease activity that occurred through FY 2008.

Finally, UDS started construction on the DUF₆ conversion plant in July 2004 and construction continued throughout FY 2008. UDS is expected to conduct their Operational Readiness Review in mid 2010 with operations beginning thereafter. The conversion plant is expected to operate for approximately 18 years to convert the more than 20,000 cylinders of DUF₆ into a more stable form suitable for final disposition. To facilitate this project, DOE granted to UDS the use of land necessary for this facility (approximately 24.5 acres) and formally transferred responsibility for the area from Bechtel Jacobs Company LLC (BJC) (a former DOE contractor) to UDS on July 19, 2004. DOE has made subsequent additional areas available to UDS for rail spur rights-of-way on site; however, thus far these area transfers have been accomplished via letters only and no formal lease or outgrant documents have been executed.

5. POPULATION CENTER

The Portsmouth site is located in rural south central Ohio. It is situated in one of the state's lesser populated areas located in Pike County, Ohio. The county has 23,000 residents and covers a 444-square mile area. The population center nearest the plant is the village of Piketon, Ohio which is 4.5 miles northwest of the Portsmouth site, and has a population of 1907. The county's largest community is Waverly, Ohio, which has 4433 residents (2000 Census data) and is located 12 miles north of the site. The nearest population center over 25,000 people is Columbus, Ohio, which is 68 miles north of the site.

6. ZONING

There are no local zoning regulations applicable inside the Federal reservation's boundaries.

7. CLIMATE

Pike County, Ohio is located in the humid continental climatic zone. Summers are moderately warm and humid, with an average of 27 days per year at or above 90°F. There is an average of 112 days per year at or below 32°F, but only 3 days per year below 0°F. Precipitation varies with a yearly average of rainfall at 39.8 in., and snowfall at 20.4 in. Prevailing winds blow from the south-southwest and from the north at speeds averaging 5 mph.

8. TOPOGRAPHY

The regional topography varies from river and creek floodplains to gently rolling and steep hills in outlying areas. The Scioto River is the lowest topographic feature in the Portsmouth site region, with an elevation of 530 ft above mean sea level. Crests of hills in the area do not exceed 1200 ft above mean sea level, with the highest elevation on the Portsmouth site being 670 ft.

9. FACILITY UTILIZATION

9.1 FACILITY CATEGORIZATION

9.1.1 FMR Definitions

The primary purpose of this report is to evaluate the utilization of each facility at Portsmouth and to categorize them as one of three possible designations as defined by the FMR based upon the amount of usage each received during FY 2008. These designations are: (1) underutilized, (2) not being put to optimum use, and (3) not utilized. The three categories are prescribed either explicitly or by inference (where noted) in §102-75 of the FMR. These FMR definitions have been refined by using the validated data entered in the Facility Information Management Systems (FIMS); in particular the "status

utilization” data element for buildings and real property trailers have been used to consistently differentiate between fully “utilized” and “underutilized.” Though not a FMR designation, for the purpose of this document any facility not categorized under one of the three FMR real property disposal designations is considered utilized. Further, this report subcategorizes the “not being put to optimal use” by describing which facilities have been deemed “Excess” to DOE through a prescribed screening process.

Note that there are no equivalent “utilization” fields available for other structures and facilities (OSF) in FIMS and are thus not tracked in the database; therefore, this document reports on the utilization status of buildings within FIMS based on the appropriate FMR definition. The category definitions are listed in Sect. 9.1.1.1 through 9.1.1.4 of this report.

9.1.1.1 Utilized

“Utilized” is not a FMR real property disposal designation. However, this term is used in this report to ensure comprehensive coverage of the entire inventory of facilities at Portsmouth not otherwise categorized by the FMR. The definition of this term is presumed to mean an entire property or portion thereof, which is used:

- For regular periods or continuously by DOE for current program purposes; or
- For current program purposes that can be satisfied only by the use of the entire property.

All properties leased to USEC are categorized as fully utilized, based on the assumption that properties not fully utilized would be “de-leased” back to DOE (see Sect. 9.2.1. of this report).

Note that although not specifically addressed by the FMR, building and trailer “status utilization” in FIMS will be greater than or equal to 80% for “utilized” facilities.

9.1.1.2 Underutilized

“Underutilized” means an entire property or portion thereof, with or without improvements, which is used:

- irregularly or intermittently by the accountable Executive agency (DOE) for current program purposes or that agency; or
- for current program purposes that can be satisfied with only a portion of the property.

Note that although not specifically addressed by the FMR, building and real property trailer “status utilization” in FIMS will be greater than 0% but less than 80% for a status code 1 “Operating” or may be a status code 2 or 6 “Operating Pending D&D” or Operating Pending D&D, respectively, for “underutilized” facilities.

9.1.1.3 Not being put to optimal use

“Not being put to optimal use” means an entire property or portion thereof, with or without improvements, which:

- even though utilized for current program purposes, the nature, value, or location of the property is such that it could be utilized for a different and significantly higher and better purpose; or
- the costs of occupying the property are substantially higher than other suitable properties that could be made available through transfer, purchase, or lease with a total net savings to the Government, after considering property values, costs of moving, occupancy, efficiency of operations, environmental effects, regional planning, and employee morale.

Note that although not specifically addressed by the FMR, building and real property trailer “status utilization” in FIMS range between 0% and 100%: however, utilization will be below 100% for facilities “not being put to optimal use.”

9.1.1.4 Not utilized (excess to DOE)

The term “not utilized” is specifically defined in the FMR as “an entire property or portion thereof, with or without improvements, not occupied for current program purposes of the accountable Executive agency (DOE), or occupied in caretaker status only.” Any facility categorized as “not utilized” undergoes an “excess elimination” screening process within DOE to determine whether the facility can be utilized by other DOE programs from other sites. If no other programs reply in the affirmative, the facility is then deemed “excess to DOE” and Standard Form 118 is submitted to the General Services Administration.

Note that although not specifically addressed by the FMR, building and real property trailer “status utilization” in FIMS will be 0% for “not utilized” and “excess” facilities.

9.1.2 Categorization Methodology

The method used to categorize the Portsmouth facilities combines the status indicator entry reported in the FIMS record together with the status utilization number also from FIMS. The FIMS database provides for twelve possible status indicator options, which are defined in the FIMS User’s Guide (DOE 2008c), to report facility status. These twelve options are:

1. Operating
2. Operational Standby
3. Shutdown Pending Transfer
4. Shutdown Pending D&D
5. D&D in Progress
6. Operating Pending D&D
7. Operating Under an Outgrant
8. Transfer to Another Federal Agency
9. Sale
10. Demolished
11. Deactivation
12. Shutdown Pending Disposal

For the purposes of this report, these twelve possible status indicators may be associated with one or more of the four facility categories required in the FMR and then further refined by addition of the “status utilization” factor as shown in Table 1 of this report.

Table 1. Facility categories and status utilization factors

| FMR category | Possible associated status indicator (status utilization factor) |
|------------------------------|---|
| ¹ Utilized | 1. Operating (FIMS Status Utilization \geq 80%) 6. Operating Pending D&D (FIMS Status Utilization \geq 80%) 7. Operating Under an Outgrant (i.e., leased to USEC or other entities) |
| Underutilized | 1. Operating (FIMS Status Utilization <80%) 2. Operational Standby (FIMS Status Utilization <80%) 6. Operating Pending D&D (FIMS Status Utilization <80%) |
| Not being put to optimal use | 3. Shutdown Pending Transfer 4. Shutdown Pending D&D |
| Not utilized (excess to DOE) | 5. D&D in Progress 8. Transfer to another Federal Agency 9. Sale 10. Demolished 11. Deactivation 12. Shutdown Pending Disposal |

¹Utilized is not an FMR category but is used to designate all remaining facilities not otherwise designated under the FMR categories.

9.2 UTILIZED FACILITIES

Table 2 itemizes each of the facilities which either comply with the definition for “Utilized” in Sect. 9.1.1.1 of this report, or are fully utilized OSFs. Only those facilities which DOE retains maintenance and management responsibility are listed.

Table 2. Utilized facilities

| Property type | Property identification (ID) | Property name | FMR status | FIMS status utilization (%) |
|----------------------|-------------------------------------|--|-------------------|------------------------------------|
| B | X-334 | Transformer Cleaning & Storage | 1 | 100 |
| B | X-345 | Special Nuclear Material (SNM) Storage Building | 1 | 100 |
| B | X-622 | South Groundwater Treatment Facility | 1 | 100 |
| B | X-623 | North Groundwater Treatment Building | 1 | 100 |
| B | X-624 | Little Beaver Groundwater Treatment Facility | 1 | 100 |
| B | X-624-1 | Little Beaver Groundwater Treatment Decontamination Building | 1 | 100 |
| B | X-625 | Groundwater Passive Treatment Facility | 1 | 100 |

Table 2. Utilized facilities (continued)

| Property type | Property ID | Property name | FMR status | FIMS status utilization (%) |
|----------------------|---------------------|---|-------------------|------------------------------------|
| B | X-627 | Groundwater Treatment Facility | 1 | 100 |
| B | X-701E | Neutralization Building | 1 | 100 |
| B | X-735A | Landfill Utility Building | 1 | 100 |
| B | X-744G | Bulk Storage Building | 1 | 100 |
| B | ¹ X-744K | Warehouse-K | 1 | 100 |
| B | X-744P | Warehouse P [Non-Uranium Enrichment Activity (UEA)] | 1 | 100 |
| B | X-744Q | Warehouse Q (Non-UEA) | 1 | 100 |
| B | *X-751 | GCEP Mobile Equipment Garage | 1 | 100 |
| B | X-752 | Warehouse | 1 | 100 |
| T | X-752AT1 | Office Trailer | 1 | 100 |
| T | X-752AT2 | Don and Doff Trailer | 1 | 100 |
| T | X-752AT3 | Restroom Trailer | 1 | 100 |
| T | X-752AT4 | Breakroom Trailer | 1 | 100 |
| B | X-1000 | Administration Building | 1 | 100 |
| B | X-1107BV | Interplant Vehicle Portal | 1 | 100 |

B – Building

T – Trailer

¹ – X-744K and X-751 are outgranted to Ohio Army National Guard**9.2.1 USEC Facilities**

According to the current Lease Agreement between DOE and USEC, Reference Section 3: History, 187 separate facilities are leased by USEC. Each of these facilities is presumed to be fully utilized by USEC to meet its corporate goals and therefore is categorized as “utilized.” This presumption is based on the lease, which provides that whenever any facility is no longer required by the lessee, it is returned to DOE (i.e., “de-leased”) for reassignment to another program or other appropriate disposition action. The complete list of all facilities presently leased to USEC is presented in Appendix C of this report.

9.2.2 Ohio Army National Guard

The Ohio Army National Guard continues to use the X-751 GCEP Mobil Equipment Garage Building and the X-744K Warehouse in accordance with a permit-type lease agreement (REORDOER-4-88-0802) with DOE. As of FY 2008, DOE is no longer responsible for building maintenance or expenses incurred for these two facilities. All other aspects continue to be DOE-managed and therefore these facilities continue to be reported as DOE-managed facilities.

9.3 UNDERUTILIZED FACILITIES

Table 3 lists Portsmouth’s facilities that are used only at irregular periods or intermittently for current program purposes; or they are used for current program purposes that can be satisfied with only a portion of the property. Also, for buildings and trailers the “status utilization” in FIMS is greater than 0% and less than 80% for a status code 1 “Operating” or may be a status code 2 or 6 “Operating Pending D&D” or Operating Pending D&D, respectively, for “underutilized” facilities.

Table 3. Underutilized facilities

| Property type | Property ID | Property name | FMR status | FIMS status utilization (%) |
|---------------|-------------|-----------------------|------------|-----------------------------|
| B | X-744N | Warehouse N (Non-UEA) | 2 | 100 |

B – Building

9.4 FACILITIES “NOT BEING PUT TO OPTIMAL USE”

Table 4 lists the Portsmouth facilities which, even though utilized for current DOE programmatic purposes, are of such nature or value, or are in such a location that they could be utilized for a different, significantly higher and better purpose; or the costs of occupying are substantially higher than would be applicable for other suitable properties that could be made available to DOE through transfer, purchase, or lease with total net savings to the Government after consideration of property values as well as costs of moving, occupancy, efficiency of operations, environmental effects, regional planning, and employee morale.

Table 4. Facilities not being put to optimal use

| Property type | Property ID | Property name | FMR status |
|---------------|--------------------|-----------------------------------|------------|
| B | X-705E | Neutralization Building | 4 |
| B | X-744S | Warehouse S Non-UEA | 4 |
| B | ¹ X-746 | Material Receiving and Inspection | 4 |

B – Building

¹ – X-746 has been screened and determined to be excess to DOE.

9.4.1 EXCESS TO DOE FACILITIES

The X-746 Material Receiving and Inspection Building is currently the only facility meeting the FMR definition of “not utilized.” In January 2009, this facility underwent DOE excess screening and was determined to be excess to DOE. Current DOE guidance concerning the designation of facilities as “excess” specifies that D&D, which includes all disposition activities, does not begin until a General Services Administration (GSA) Form SF-118, *Report of Excess Real Property*, is submitted to DOE Headquarters by the concerned site office.

As reported in the *FY 2005 Real Property Utilization Report* (DOE 2005a), 14 facilities were officially declared excess in the spring of FY 2005. During FY 2006, demolition was completed on twelve of the facilities while the remaining two buildings were demolished in FY 2007. All facilities declared excess in FY 2006 have been demolished. Two facilities were declared excess in FY 2007: the X-744T and X-744U Non-UEA Warehouses. Demolition of these facilities was completed during third quarter FY 2008. All records in FIMS for demolished facilities (Status “10”) have been officially archived in the FIMS Archive database.

10. LAND UTILIZATION

There were no land transactions or changes during FY 2008. The last transaction of this type occurred and was reported in FY 2005. During that year, DOE granted approximately four additional acres for use, and transferred management responsibility from BJC to UDS. This action cleared the way for the continued construction on the new DUF₆ facility, which is due to be completed and in operation in 2008.

Therefore, with the exception of the UDS transaction, the content of this section [originally presented in the FY 2004 Real Property Utilization Report (DOE 2005b)] is repeated here only for informational purposes.

10.1 SUMMARY OF PROPERTY SURVEYED

The Portsmouth site currently consists of 3777.92 acres of land for plant operations and roughly 525 acres of easements obtained for access roads and utilities. This total includes the initial 3,646 acres acquired during the early 1950s for the construction of the GDP. The initial property acquisition by the U.S. Army Corps of Engineers was land obtained from private parties using both purchase and condemnation as the methods of Federal acquisition. That land consisted of small farms, pastures, and timberland.

10.2 EXCESS LAND

Over time, DOE has disposed of a total of 191.11 acres of the total 3901.47 acres ultimately acquired for construction of the GDP through 1960. For DOE to proceed with disposal of additional land, under the terms of the DOE-USEC lease, DOE must first notify USEC of the disposal plans. Should USEC determine a need for the land, a modification to the lease agreement would be made and no further action would be taken toward land disposal until the lease agreement expires or other arrangements are made.

However, should USEC determine not to have a need for the land in question, DOE would proceed with the land disposal effort.

Table 5 provides a summary of land acquisitions and dispositions of land including land previously determined “excess” executed for Portsmouth since the initial construction period in the 1950s.

Table 5. Real estate dispositions versus acquisitions – Portsmouth

| Description | Disposals (acres) | Acquisitions (acres) |
|---|--------------------------|-----------------------------|
| Acquired from purchase and condemnation in early 1950s | | 3,645.66 |
| Sold to Ohio Valley Electric Corporation for office building site (1954) | 4.99 | |
| Acquired from private party at NE corner of site (1956) | | 247.81 |
| Acquired from private party at NE corner of site (1960) | | 8.00 |
| Disposed of to private party (1964-65) by GSA as excess. | 181.11 | |
| Disposed of to Scioto township (1973) by GSA as excess. | 1.37 | |
| Transferred to Scioto Township (2000) for expansion of Bailey Chapel Cemetery | 3.64 | |
| Subtotals | 191.11 | 3901.47 |
| Less disposals to date: | | <u>-191.11</u> |
| | | 3710.36 |
| 2003 Survey adjustment | | 67.56 |
| Balance | | 3777.92 |

10.3 LAND “NOT BEING OPTIMALLY USED” OR “UNDERUTILIZED”

Figure 1 graphically depicts the current real property utilization, outgrants (Table 6), and easements for the Portsmouth site. Most of the land within the DOE property serves an optimal purpose insofar as being used to directly support the numerous DOE facilities and is designated as “utilized.” Most of the land generally around the periphery of the DOE property provides indirect support such as additional security or safety “buffer zones,” which Portsmouth operations maintain at a safe and necessary distance from neighboring industrial and residential development. For these outlying areas, the land, while serving an indirect purpose, is considered “not being put to optimal use.” The remaining land on the northernmost outskirts of the DOE property does not generally provide support and is therefore considered “underutilized.”

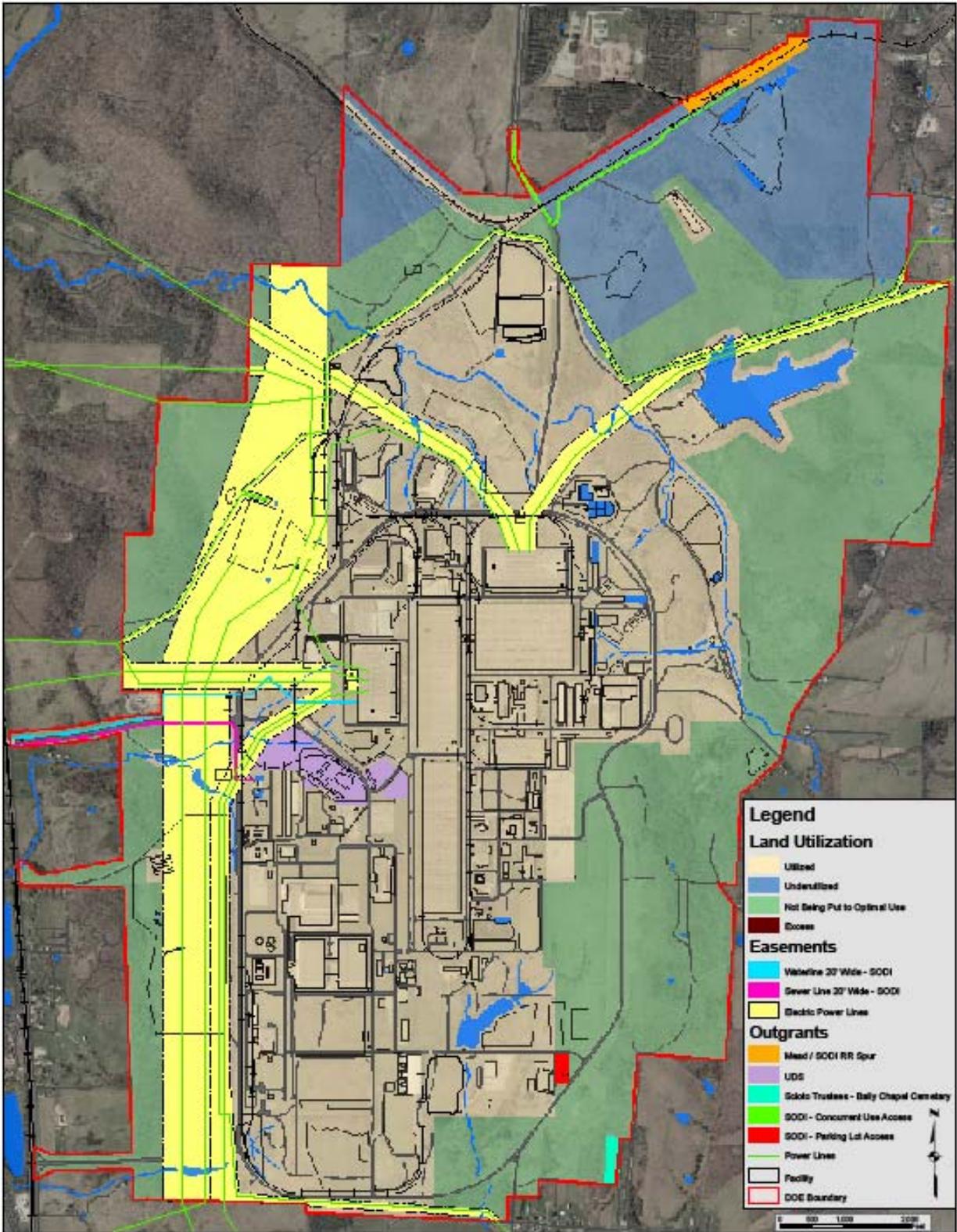


Fig. 1. Map of real property utilization, outgrants and easements.

Table 6. Real estate outgrants – Portsmouth

| Description | Outgrants (acres) |
|--|--------------------------|
| REORDOER-3-01-0700: (Oct. 10, 2000 – Indefinite Term) Concurrent Use Access for SODI to Rail Facilities | 0 |
| REORDOER-2: (Oct. 13, 2000 – Indefinite Term) Easement (20-ft wide) to SODI for Waterline and Sewer line rights-of-way. | 0 |
| *REORDOER-1-01-0501: (Oct. 25, 2000 – Oct. 24, 2010) Lease for Parking Lot and Access to SODI for Truck Driver Training | Unspecified |
| REORDOER- "No number available": (July 19, 2004 – Uncertain term) Lease to UDS for construction of a DUF ₆ Conversion Plant. | 24.5 |
| REORDOER-"No number available": (January 11, 2005 – Uncertain term) Lease to UDS for construction of a DUF ₆ Conversion Plant. Rail spur rights-of-way | 4.0 ± |
| TOTAL | 28.5 |

*Note: Access to Portsmouth was rescinded following September 11, 2001. Actual status of this lease is unknown.

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11. REFERENCES

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APPENDIX A

**DESCRIPTIONS FOR DOE BUILDINGS AND TRAILERS AT
PORTSMOUTH**

A.1 UTILIZED FACILITIES

A.1.1 X-622 – South Groundwater Treatment Building

The X-622 South Groundwater Treatment Building is located in the south-eastern portion of the site, in Quadrant II, immediately east of the X-744K Warehouse. The structure houses both activated carbon/charcoal and air stripping processes used to treat volatile organic chemical contamination, primarily trichloroethylene (TCE), within groundwater plumes primarily in the X-701B Groundwater plume. The building is a 5145 ft² steel-framed structure with steel siding over a concrete slab and floor. It contains the necessary water treatment equipment, equipment control room, rest rooms, and a break area and storage space.



In fiscal year (FY) 2004, the X-622 processed over 16.4 million gal of contaminated water at an average flow rate of 31.25 gal/min. This facility is a significant component in the Environmental Management (EM) Program on site and is expected to remain operational for the indefinite future.

A.1.2 X-623 - North Groundwater Treatment Facility

The X-623 North Groundwater Treatment Facility is located west of the X-744G Bulk Storage Building, in Quadrant I. The structure houses both activated carbon/charcoal and air stripping processes used to treat volatile organic chemical contamination, primarily TCE, within groundwater plumes primarily in the X-701B Groundwater plume. The building is a 5810 ft² steel-framed building with steel siding over a concrete slab and floor. It contains not only the water treatment equipment, but an equipment control room, rest rooms, a break area and storage space.



In FY 2004, X-623 processed over 4.4 million gal of contaminated water at an average flow rate of 8.45 gal/min. This facility continues to be a significant component in the success of the EM program on site and is expected to remain operational.

A.1.3 X-624 - Little Beaver Groundwater Pump and Treat Facility

The X-624 Little Beaver Groundwater Pump and Treat Facility treats the TCE-contaminated groundwater from the X-701B collection trench system using air sparging and activated carbon processes. Constructed in 1991, this facility consists of a light steel-framed, steel-sided enclosure which houses most of the pumps, tanks, and associated piping as well as a break area for the operations personnel. Additionally, two 5000 gal holding tanks are located in a diked area just south of the building itself. The system is located in Quadrant II, along Fog Road and situated at the down-gradient end of the groundwater plume.



Several alternative measures are being considered for the long-term processing of the X-701B groundwater plume including a significant upgrade to this system. However, until a final decision for the long-term is made, the X-624 facility, which processed over 3.2 M gal of contaminated water in FY 2004, will continue to contribute to the success of the EM mission at Portsmouth.

A.1.4 X-625 - Groundwater Passive Treatment Facility

The X-625 Groundwater Passive Treatment Facility is located at the extreme south of the Portsmouth site, in Quadrant II. The structure houses both activated carbon/charcoal and air stripping processes used to treat volatile organic chemical contamination, primarily TCE, within the X-749/X-120 groundwater plume areas. The building is a 1200 ft² steel-framed building with steel siding over a concrete slab and floor. It contains the water treatment equipment, an equipment control room, rest rooms, and a break area and storage space.



Since FY 2004, the X-625 was totally non-productive due to the advent of the new X-738 Phytoremediation System at the X-749. All carbon cartridges and filter units were removed and the system is presently in standby. The future for this facility is not clear.

A.1.5 X-627 – 7-Unit Groundwater Treatment System

The X-627 7-Unit Groundwater Treatment System is a 3000 ft² structure and represents state of the art groundwater treatment technology at Portsmouth. The building and associated treatment system were built and installed during FY 2004 with a designed treatment capacity of 40 gpm. The building is a conventional steel siding on steel braced frame structure with a reinforced concrete slab floor. Electricity and water utilities are available in the building.



The structure and associated treatment system are valuable assets in remediation of contamination at Portsmouth. The design life is expected to exceed 25 years.

A.1.6 X-701E – Neutralization Building



The equipment housed in this 400 ft² light gauge metal shed with a concrete floor is being used as an in-line separator system for ground water prior to being pumped to the X-623 North Groundwater Treatment Facility. Dense non-aqueous phase liquids are separated from the groundwater and containerized at the site to prevent damage to the treatment systems in the X-623. This building is located near the up-gradient end of the X-701B Groundwater plume, just north of the X-744G Bulk Storage Building in Quadrant I.

A.1.7 X-735A - Landfill Utility Building

This previously abandoned landscape maintenance facility is now being used as a landscaping equipment repair and maintenance shop and “home-base” supporting the U.S Department of Energy (DOE) Grounds Maintenance Subcontractor.



The building is adjacent to the X-735 Sanitary Landfill. It is a steel frame structure with a metal roof and siding, and a concrete floor. This building was constructed in 1980 and contains a lunchroom, male and female restrooms and showers, and office space. Two large roll-up doors (approximately 15 ft high) are located on the west side and provide access to the large vehicle service area. There are personnel doors on all four sides of the building with windows on all sides but the west. This facility has sanitary water, sanitary sewage, electricity, and telephone service. Paved parking for approximately ten vehicles is available on the east side and a concrete vehicle wash-pad occupies the south end. Crushed stone was used on roadways on the north and west sides. The building footprint is 5200 ft². It is located inside the fence protecting the landfill.

A.1.8 X-744G - Bulk Storage Building



This building is located in Quadrant I, just south of the X-701B groundwater plume area. It is a steel frame building with metal siding, and reinforced concrete floors first constructed in 1956. The automatic sprinkler system is currently inactive and drained. The building covers over 114,000 ft² and has a steel deck and built-up roofing construction. The building is used to store non-destructive analysis materials consisting of uranium bearing materials in solid form.

A.1.9 X-744Q – Warehouse Q – Non-Uranium Enrichment Activity (UEA) (Lithium)

The X-744P and Q warehouses, along with neighboring facility X-744N (see Sect. A.2.4 of this Appendix), were previously used to store Lithium Hydroxide (LiOH). However, between FY 2000 and FY 2004 these facilities were emptied and until early in FY 2006 were unused. In 2005, X-744Q and subsequently X-744N were placed back into operation as functioning warehouses. Currently, unused furniture and equipment is stored in the east end of X-744Q while the western portion has been fenced for use by the Property Management Program operated by Theta Pro2Serve Management Company, LLC (TPMC) as part of the Infrastructure Management Contract.



This warehouse was built in 1987. The structure is of pole barn construction with wooden trusses and side rails, metal roof and siding, and concrete floors. There are no windows but translucent panels in the roof were installed at a 10-ft to 12-ft spacing and provide adequate illumination during daytime hours. Due to high voltage electrical transmission lines over the building, the metal roof, siding, and doors of each building are all grounded to the building’s ground system. The building has two pedestrian doors one each on the west and north sides and two sliding doors opposite each other mid-way along the north and south walls of the building. The building is 292 ft long and 52 ft wide and has an area of 15,184 ft². There is no sanitary water, sanitary sewage, electricity, or telephone services at the building. This building is located outside the fenced area of the plant on the west side and outside of the perimeter road.

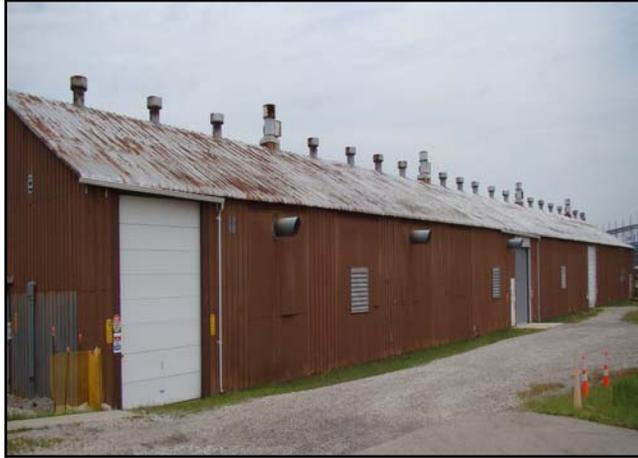
A.1.10 X-744K – Warehouse and X-751 Gas Centrifuge Enrichment Plant (GCEP) Mobil Equipment Garage (Ohio Army National Guard)

The Ohio Army National Guard currently occupies the X-751 GCEP Mobil Equipment Garage in accordance with a lease with the DOE. Additionally, the Ohio Army National Guard presently occupies the X-744K in a convenience relationship predicated upon DOE requirement for the facility in the future.



A.1.11 X-752 – Warehouse

The X-752 Warehouse was constructed in 1957. It is an 18,000 ft² facility which has been used as a warehouse for various types of materials, including environmental remediation tools and supplies, until its current use as a scrap yard size reduction and packaging support facility. The building is a steel- braced frame with steel siding and roofing configuration with reinforced concrete slab. This is very typical of the standard type of warehouse construction used in the late 1950s for this type of structure throughout the site. The facility has electrical and water utilities. Three of the five bays have roll-up doors on both the north and south sides of the building permitting drive-through access.



A.1.12 X-752AT1 – Office Trailer



This office trailer was installed in the year 2000 as part of the trailer complex to support the X-747H Scrap Yard scrap metal removal project. It is a 2400 ft² unit which houses nine office workers including the project manager and support staff. It is equipped with a restroom and four private offices.

A.1.13 X-752AT2 – Don and Doff Trailer

This don/doff trailer was installed in the year 2000 as part of the trailer complex to support the X-747H Scrap Yard scrap metal removal project. It is a 2400 ft² unit which houses storages facilities and facilities for donning and doffing radiological protective clothing and other equipment.



A.1.14 X-752AT3 – Restroom Trailer



This restroom trailer was installed in the year 2000 as part of the trailer complex to support the X-747H Scrap Yard scrap metal removal project. It is an 800 ft² unit which adequate restroom facilities for both men and women working in the yard.

A.1.15 X-752AT4 – Breakroom Trailer

This breakroom trailer was installed in the year 2000 as part of the trailer complex to support the X-747H Scrap Yard scrap metal removal project. It is a 2400 ft² unit which houses a kitchenette, refrigeration, and furniture to support the field personnel working on the project.



A.1.16 X-1000 - Administration Building

The X-1000 Administration Building is a 73,700-ft² brick building located in Quadrant II of the Portsmouth Site. Constructed in 1981 as a general office facility, the X-1000 was used for office space and a cafeteria for Lockheed Martin Energy Systems, Inc. until approximately 1998. From that time until the summer of 2004 the building was not occupied and was being maintained as potential available office space for future operations. During the time the building was active it housed the Safety and Health Division, the Environmental and Waste Management Division, and an Environmental Laboratory that prepared environmental samples. It also provided space for the Security Department, including locker rooms and a thermoluminescent dosimeter (TLD) processing laboratory that monitored and calibrated TLDs.

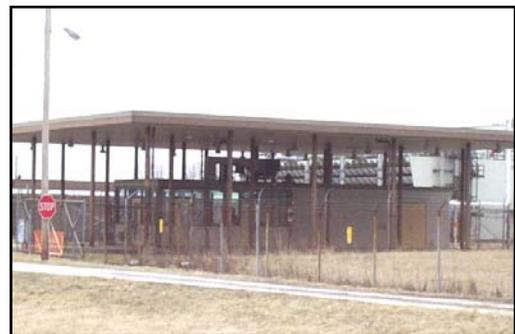


During the summer of 2004, substantial renovations and upgrades were started in preparation for the future relocation of the DOE field office personnel and subcontractor support personnel from the X-7725 building. This move was necessitated by the United States Enrichment Corporation's (USEC) requirement

to redirect their site activities from the gaseous diffusion plant (GDP) facilities to the centrifuge processes described in Sect. 2 and Sect. 4 of this report. Relocation of personnel began in December 2004 and the moves were substantially complete within three months.

A.1.17 X-1107BV – Interplant Vehicle Portal

The X-1107BV Interplant Vehicle Portal is a cinder block building built in 1985 to serve as a security check point for vehicles and pedestrians passing from the GDP side of the plant to the GCEP, or western portion. This facility is equipped with bullet-proof glass and hardened walls to protect the security guard(s). The facility contains a drinking fountain and a restroom and provides covered protection for the security guards when they are dealing with vehicle traffic passing through the portal. This portal is located south and west of the X-326 GDP Process Building and immediately north of the X-1007 Fire Station Building in Quadrant I.



A.2 UNDERUTILIZED FACILITIES

A.2.1 X-334 - Transformer Storage Cleaning Building

The X-334 Transformer Storage and Cleaning Building is located in the north-central portion of Quadrant IV. It currently houses a transformer storage and cleaning area that has been in place since 1985. The building has been inactive since mid-1994. The building houses storage tanks containing polychlorinated biphenyl (PCB) oils and PCB-contaminated kerosene in a diked cleaning facility. Previous operations included repair of equipment from the X-530A and X-533A switchyards as well as from the X-600 Steam Plant. The facility was used for this purpose from its construction until the middle of 1994. The X-334 building is of steel construction, covering approximately 2500 ft². This facility may be required during D&D of the GDP and therefore should not be removed prior to completion of that task.



A.2.2 X-345 - Special Nuclear Material (SNM) Storage Building



The X-345 SNM Storage Building is a single-story, reinforced-concrete structure, approximately 161 ft wide and 219 ft long. It has a total floor area of 35,260 ft² and a minimum clear interior height of 12 ft. This building had the highest security level of any onsite, due to the presence of highly enriched uranium in storage. The X-345 is located on the south side of 18th street, east of the X-330 Process Building. There are north and south vaults for storing SNM. The central area contains the high assay

sampling area, a small lab, and some area for storage. There are also lunchroom, restroom, and office facilities in the building.

A.2.3 X-624-1 – Little Beaver Groundwater Treatment Decontamination Shed

The X-624-1 Little Beaver Groundwater Treatment Decontamination Shed is a 3703 ft² structure. The building has steel siding on three sides of a light-steel and wood roof frame with a concrete slab floor. Although it is co-located with the X-624 Little Beaver Groundwater Pump and Treat Facility (see Sect. 9.1.3), there are no electrical or other utilities available.



Presently the structure is used by the EM Program for waste management activities including miscellaneous decontamination and waste packaging work and is expected to remain useful in this capacity for the indefinite future.

A.2.4 X-744N - Warehouse N – Non-UEA (Lithium)

The X-744N warehouse, along with neighboring facilities X-744P and Q (see Sect. A.1.9 of this Appendix), was previously used to store LiOH. However, between FY 2000 and FY 2004 these facilities were emptied and until early in FY 2006 were unused. In 2005, X-744Q was placed back into operation as a functioning warehouse while X-744N was made available for use by the Infrastructure Management Contractor, although specific long-term requirements have not developed such that these facilities would be classified as “utilized.” Built in 1987, these warehouses are pole barn construction with wooden trusses and side rails, metal roof and siding, and concrete floors. There are no windows in these facilities. There are translucent panels in the roof of each building at a 10-ft to 12-ft spacing. Due to high voltage electrical transmission lines over these buildings, the metal roof, siding, and doors of each building are all grounded to each building’s ground system. These buildings all have two pedestrian doors and two sliding doors, which are located on the north side. The buildings are 292 ft long and 52 ft wide and have an area of 15,184 ft². There are no sanitary water, sanitary sewage, electricity, or telephone services at these facilities. These buildings are located outside the fenced area of the plant on the west side and outside of Perimeter Road.



This warehouse, along with X-744P and Q, were listed in the Deferred Unit Plan published in April 2003, as three of five units at Portsmouth which no longer qualify for continued deferral until D&D. However, by the end of FY 2005 their potential value to the site had been re-evaluated and they have been moved from “Not Being Put to Optimal Use” and entered back to “Underutilized” for FY 2006. Also, their status within the Deferred Unit Plan has been changed as well.

A.3 FACILITIES “NOT BEING PUT TO OPTIMAL USE”

A.3.1 X-705E - Oxide Conversion Area



This facility is located in the northeast corner of the X-705 Decontamination Building. This area has been deactivated and sealed. It is no longer used. Entry for any purpose requires radiological personal protective equipment and monitoring. However, the remainder of the X-705 facility remains leased to USEC and continues to be used as designed.

A.3.2 X-744S Warehouse

The X-744S warehouse was previously used to store LiOH. However, they have been emptied and unused for a number of years. These warehouses were built in 1957. They are of pole barn construction with wooden trusses and framing, metal roof and siding, and concrete floors. There are no windows in these facilities. Due to the presence of high voltage electrical transmission lines in the vicinity of these buildings, the metal roof, siding, and doors of each building are all grounded to each building's ground system. These buildings all have pedestrian doors and two sliding doors. The X-744S warehouse is approximately half the size of the other two warehouses with a floor area of 47,569 ft². There is no sanitary water, sanitary sewage, or telephone services at these facilities. These buildings are located outside the fenced area of the plant on the west side and due north of the X-7725A Warehouse. Although these structures were offered to UDS for their use in FY 2004, the offer was refused and the structures currently support no other mission on the site.



A.4 FACILITIES DETERMINED TO BE EXCESS

A.4.1 X-746 – Material Receiving and Inspection



The steel-framed construction of the X-746 Material Receiving and Inspection covers about 19,975 ft² of floor space. Built in 1954, the building was originally designed to be the Uranium Material Handlers Building. During this time, uranium was stored in this facility. This use ended in 1970 when the facility became the Shipping and Receiving Facility and it was used for this purpose thereafter until moving these activities to the X-7725.

APPENDIX B

COMPLETE DOE FACILITIES LIST AT PORTSMOUTH

Table B.1. Facilities retained by DOE

| Property type | Property ID | Property Name |
|----------------------|--------------------|--|
| O | X-208A | Boundary Fence |
| O | X-208B | X-326 & X-345 SNM Security Fence |
| O | X-230AX | 16 Ambient Air Monitoring Stations |
| O | X-231A | SE Oil Biodegradation Plot |
| O | X-231B | SW Oil Biodegradation Plot |
| O | X-235 | South Ground Water Collection System |
| O | X-237 | Little Beaver Groundwater Collection System |
| B | X-334 | Transformer Cleaning and Storage |
| B | X-345 | SNM Storage Building |
| O | X-611A | Old Lime Sludge Lagoons Area |
| B | X-622 | South Groundwater Treatment Facility |
| B | X-623 | North Groundwater Treatment Building |
| B | X-624 | Little Beaver Groundwater Treatment Facility |
| B | X-624-1 | Little Beaver Groundwater Treatment Decontamination Building |
| B | X-625 | Groundwater Passive Treatment Facility |
| B | X-627 | Ground Water Treatment System |
| O | X-701B | Holding Pond |
| B | X-701E | Neutralization Building |
| B | X-705E | Oxide Conversion Area |
| O | X-734 | Old Sanitary Landfill |
| O | X-734A | Construction Spoils Disposal Area |
| O | X-734B | Construction Spoils Disposal Area |
| O | X-735 | Sanitary Landfill |
| B | X-735A | Landfill Utility Building |
| O | X-735B | Borrow Area |
| O | X-736 | West Construction Spoils Landfill |
| O | X-738 | Phytoremediation System at X-749 |
| B | X-744G | Bulk Storage Building |
| B | *X-744K | Warehouse-K |
| B | X-744N | Warehouse N Non-UEA |
| B | X-744P | Warehouse P Non-UEA |
| B | X-744Q | Warehouse Q Non-UEA |
| B | X-744S | Warehouse S Non-UEA |
| O | X-744Y | Waste Storage Yard |
| B | X-746 | Material Receiving and Inspection |
| O | X-747 | Clean Scrap Yard |
| O | X-747F | Storage Area (Gravel) |
| O | X-747H | NW Contaminated Scrap Yard |
| O | X-749 | S. Contaminated Material Storage Yard (Capped) |
| O | X-749A | S. Classified Burial Yard (Capped) |
| O | X-749B | Peter Kiewit Landfill (Capped) |
| B | *X-751 | GCEP Mobile Equipment Garage |
| B | X-752 | Warehouse |

Table B.1. Facilities retained by DOE (continued)

| Property type | Property ID | Property Name |
|----------------------|--------------------|---------------------------|
| T | X-752AT1 | Office Trailer |
| T | X-752AT2 | Don and Doff Trailer |
| T | X-752AT3 | Restroom Trailer |
| T | X-752AT4 | Breakroom Trailer |
| B | X-1000 | Administration Building |
| B | X-1107BV | Interplant Vehicle Portal |
| O | X-2232E | Natural Gas Pipeline |
| O | X-6002 | Boiler System |
| O | X-6002A | Oil Storage Facility |

B - Building

O - Other Structures and Facilities

T - Trailer

* - X-744k and X-751 outgranted to Ohio National Guard

APPENDIX C

COMPLETE USEC FACILITIES LIST AT PORTSMOUTH

Table C.1. Facilities Leased to USEC

| Property type | Property ID | Property Name |
|----------------------|--------------------|---|
| B | X-100 | Administration Building |
| B | X-1007 | Fire Station |
| B | X-100B | Air-Conditioning Equipment Building |
| B | X-101 | Dispensary |
| B | X-102 | Cafeteria |
| B | X-103 | Aux. Office Building |
| B | X-104 | Guard Headquarters |
| B | X-104A | Indoor Firing Range Building |
| B | X-106 | Tactical Response Building |
| B | X-106C | New Fire Training Building |
| B | X-108A | South Portal and Shelter |
| B | X-108B | N Portal and Shelter |
| B | X-108E | Construction Entrance Portal |
| B | X-108H | Pike Avenue Portal |
| B | X-109A | Personnel Monitoring Building |
| B | X-109B | Personnel Monitoring Building |
| B | X-109C | Personnel Monitoring Station |
| B | X-111A | SNM Monitoring Portal |
| B | X-111B | SNM Portal N. W. |
| B | X-112 | Data Processing |
| O | X-114A | Outdoor Firing Range |
| O | X-120H | New Weather Station |
| O | X-202 | Roads |
| O | X-202-2 | Gravel Roads |
| O | X-204 | Railroad and Railroad Overpass |
| O | X-206A | North Main Parking Lot |
| O | X-206B | South Main Parking Lot |
| O | X-206E | Construction Parking Lot |
| O | X-206H | Pike Avenue Parking Lot |
| O | X-206J | South Office Parking Lot |
| O | X-208 | Security Fence |
| O | X-210 | Sidewalks |
| O | X-215C | Exterior Lighting |
| B | X-230J2 | S. Environmental Sample Building |
| B | X-230J3 | W. Environmental Sample Building |
| B | X-230J5 | West Monitor Facility |
| B | X-230J6 | NE Monitor Facility |
| B | X-230J7 | East Monitor Facility |
| B | X-230J9 | N. Environmental Sample Building |
| O | X-230K | S Holding Pond |
| O | X-230L | North Holding Pond |
| O | X-232D | Steam and Condensate System |
| O | X-232G | Supports for Distribution Lines (Steam) |
| O | X-240A | Cathodic Protection for RCW System |

Table C.1. Facilities Leased to USEC (continued)

| Property type | Property ID | Property Name |
|----------------------|--------------------|---|
| B | X-300 | Plant Control Facility |
| B | X-326 | Process Building |
| B | X-330 | Process Building |
| B | X-333 | Process Building |
| B | X-342A | Feed Vaporization Building |
| B | X-342B | Fluorine Storage Building |
| B | X-343 | Feed Vaporization and Sampling Building |
| B | X-344A | UF6 Sampling Facility |
| B | X-344B | Maintenance Storage Building |
| T | X-344G | Russian Transparency Trailer |
| O | X-501 | Substation |
| O | X-501A | Substation |
| O | X-502 | Substation |
| O | X-515 | High Voltage Towers |
| O | X-530A | Switchyard |
| B | X-530B | Switch House |
| B | X-530C | Test And Repair Building |
| B | X-530D | Oil House |
| B | X-530E | Valve House |
| B | X-530F | Valve House |
| B | X-530G | GCEP Oil Pumping Station |
| T | X-530T1 | Office Trailer |
| O | X-533 | Transformer Storage Pad |
| O | X-533A | Concrete Storage Area |
| B | X-533B | Switch House |
| B | X-533C | Test And Repair Building |
| B | X-533D | Oil House |
| B | X-533E | Valve House |
| B | X-533F | Valve House |
| B | X-533H | Gas Reclaiming Cart Garage |
| T | X-533T1 | Office Trailer |
| B | X-540 | Telephone Building |
| B | X-540 | Telephone Building |
| B | X-600 | Steam Plant |
| O | X-600A | Coal Pile Yard |
| B | X-600B | Steam Plant Shop Building |
| B | X-600C | Ash Wash Treatment Building |
| T | X-600D | Steam Plant Office |
| B | X-605 | Sanitary Water Control House |
| O | X-605A | Sanitary Water Wells |
| B | X-605H | Booster Pump House |
| B | X-605I | Chlorinator Building |
| B | X-605J | Diesel Generator Building |
| B | X-608 | Raw Water Pump House |

Table C.1. Facilities Leased to USEC (continued)

| Property type | Property ID | Property Name |
|----------------------|--------------------|---|
| O | X-608A | Raw Water Wells (Nos. 1 thru 4) |
| O | X-608B | Raw Water Wells (Nos. 5 thru 15) |
| B | X-611 | Water Treatment Plant |
| B | X-611B | Lagoon Pumping Station |
| B | X-611C | Filter Building |
| B | X-611D | Recarbonization Instrument Building |
| B | X-611E | Clear Well and Chlorine Building |
| O | X-612 | Elevated Water Tank |
| O | X-614A | Sewage Pumping Station |
| O | X-614B | Sewage Lift Station |
| O | X-614D | S Sewage Lift Station |
| O | X-614P | NE Sewage Lift Station |
| B | X-617 | S. Holding Pond Ph Control Facility |
| B | X-618 | N. Holding Pond Storage Building |
| B | X-621 | Coal Pile Treatment Facility |
| B | X-626-1 | Recirculating Water Pump House |
| O | X-626-2 | Cooling Tower |
| B | X-630-1 | Recirculating Water Pump House |
| O | X-630-2A | Cooling Tower System |
| O | X-630-2B | Cooling Tower System |
| B | X-633-1 | Recirculating Water Pump House |
| O | X-633-2A | Cooling Tower |
| O | X-633-2B | Cooling Tower |
| O | X-633-2C | Cooling Tower |
| O | X-633-2D | Cooling Tower |
| B | X-640-1 | Pump House |
| O | X-640-2 | Elevated Water Tank |
| B | X-700 | Converter Shop and Cleaning Building |
| B | X-700A | Air Conditioning Equipment Building |
| B | X-705 | Decontamination Building |
| B | X-705D | Heat Booster Pump Building |
| B | X-710 | Technical Services Building |
| B | X-710A | Technical Service Gas Manifold Shed |
| B | X-710B | Explosion Test Facility |
| B | X-720 | Maintenance and Stores Building |
| B | X-720B | Radio Base Station |
| B | X-720C | Paint and Storage Building |
| B | X-721 | Radiation Instrument Calibration Facility |
| B | X-741 | Oil Drum Storage Facility |
| B | X-742 | Gas Cylinder Storage Facility |
| B | X-743 | Lumber Storage Facility |
| B | X-744B | Salt Storage Building |
| B | X-744H | Bulk Storage Building |
| B | X-744J | Bulk Storage Building |

Table C.1. Facilities Leased to USEC (continued)

| Property type | Property ID | Property Name |
|----------------------|--------------------|--|
| B | X-744L | Stores and Maintenance Warehouse |
| B | X-744W | Surplus and Salvage Warehouse |
| O | X-745B | Storage Area (Concrete) |
| O | X-745D | Cylinder Storage Yard |
| O | X-745F | N Process Gas Stockpile Yard |
| O | X-745G-2 | DUF ₆ Cylinder Storage Yard |
| O | X-745H | DUF ₆ Cylinder Storage Yard |
| O | X-747A | Storage Area (Concrete) |
| O | X-747B | Storage Area (Concrete) |
| O | X-747C | Storage Area (Concrete) |
| O | X-747D | Storage Area (Concrete) |
| O | X-747E | Storage Area (Concrete) |
| O | X-747J | Decontamination Storage Yard |
| O | X-748 | Truck Scale Facility |
| B | X-750 | Mobile Equipment Maintenance Shop |
| B | X-750A | Garage Storage Building |
| B | X-760 | Chemical Engineering Building |
| T | X-911-01 | Portable Guard Shack |
| B | XT-0801 | South Office Building |
| B | XT-0847 | Warehouse |
| B | X-1020 | Emergency Operations Center |
| B | X-1107AV | Administrative Vehicle Portal |
| B | X-1107BP | Administrative Pedestrian Portal |
| B | X-1107DP | Northeast Pedestrian Portal |
| B | X-1107DV | Northeast Vehicle Portal |
| B | X-1107EP | E Pedestrian Portal |
| B | X-1107EV | E Vehicle Portal |
| B | X-1107FP | F Pedestrian Portal |
| B | X-1107FV | F Vehicle Portal |
| O | X-2202-1 | Roads and Streets, Paved (GCEP) |
| O | X-2202-2 | Roads and Streets, Gravel (GCEP) |
| O | X-2207A | Parking Lot |
| O | X-2207D | Parking Lot |
| O | X-2207E | NW Parking Lot |
| O | X-2207F | South Parking Lot |
| O | X-2208 | Security Fence |
| O | X-220C | Superior American Alarm System |
| O | X-2210 | Sidewalks (GCEP) |
| O | X-2230M | Holding Pond #1 |
| O | X-2230N | Holding Pond #2 |
| B | X-3000 | Environmental Compliance Building |
| B | X-3001 | GCEP Process Building # 1 |
| B | X-3002 | GCEP Process Building #2 |

Table C.1. Facilities Leased to USEC (continued)

| Property type | Property ID | Property Name |
|----------------------|--------------------|---|
| B | X-300A | Process Monitoring Building |
| O | X-300B | Plant Control Facility Carport |
| B | X-3012 | GCEP Process Support Building |
| B | X-3012 | GCEP Process Support Building |
| B | X-3012 | GCEP Process Support Building |
| B | X-3012 | GCEP Process Support Building |
| B | X-3012 | GCEP Process Support Building |
| B | X-3346 | GCEP Feed and Withdrawal Facility |
| B | X-5000 | Switch House |
| O | X-5001 | Substation |
| O | X-5001A | Valve House |
| O | X-5001B | Oil Pumping Station |
| B | X-6000 | Cooling Tower Pumphouse |
| O | X-6001 | Cooling Tower |
| O | X-6001A | Valve House |
| O | X-6609 | Raw Water Wells |
| O | X-6613 | Sanitary Water Storage Tank |
| O | X-6614E | Sewage Lift Station |
| O | X-6614G | Sewage Lift Station |
| O | X-6614H | Sewage Lift Station |
| O | X-6614J | Sewage Lift Station |
| B | X-6619 | Sewage Treatment Facility |
| O | X-6643-1 | Fire Water Storage Tank #1 |
| O | X-6643-2 | Fire Water Storage Tank #2 |
| B | X-6644 | Fire Water Pumphouse |
| B | X-7721 | Maintenance, Stores and Training Building |
| B | X-7725 | GCEP Recycle and Assembly Building |
| B | X-7725 | GCEP Recycle and Assembly Building |
| B | X-7725 | GCEP Recycle and Assembly Building |
| B | X-7725 | GCEP Recycle and Assembly Building |
| B | X-7725 | GCEP Recycle and Assembly Building |
| B | X-7725 | GCEP Recycle and Assembly Building |
| B | X-7725 | GCEP Recycle and Assembly Building |
| B | X-7725 | GCEP Recycle and Assembly Building |
| B | X-7725 | GCEP Recycle and Assembly Building |
| B | X-7725A | Waste Accountability Facility |
| B | X-7726 | Centrifuge Training and Test Facility |
| B | X-7727H | GCEP Interplant Transfer Corridor |
| O | X-7745R-N | Recycle and Assembly Storage Yard |

B - Building
O - Other Structures and Facilities
T - Trailer

APPENDIX D

FACILITY MANAGEMENT CHANGES FOR FY 2008 AT PORTSMOUTH

Table D.1 provides a complete list of all facilities management/ownership actions which occurred at Portsmouth during FY 2008. Particularly, the changes in the lease between DOE and USEC are summarized.

Table D.1. Facility management/ownership changes for FY 2008

| Facility number | Title | Changes |
|------------------------|-----------------------------------|---|
| X-1107EV | E Vehicle Portal | Total building was leased to USEC. |
| X-746 | Material Receiving and Inspection | Total building was returned to DOE from USEC. |
| X-747 | Clean Scrap Yard | Total building was returned to DOE from USEC. |