



# Section H

## *Landlord*

### **PROJECT MANAGERS**

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## **SUMMARY**

The Landlord mission area consists of the Landlord Project, WBS 1.5.1, Project Baseline Summary (PBS) RL-TP13.

NOTE: Unless otherwise noted, the Safety, Conduct of Operations, Milestone Achievement, and Cost/Schedule data contained herein is as of September 30, 2000. All other information is as of October 19, 2000.

The Landlord Project FY 2000 overall performance exceeded expectations. The project's focus on meeting the Multi-Year Work Plan commitments remained a high priority and as a result, 100 percent of the planned milestones were successfully completed ahead of schedule. Outlined below are the most significant FY 2000 accomplishments.

### **Top 5 Accomplishments for FY 2000**

Legacy rail cars destined for burial as low-level waste were successfully diverted by decontaminating and excessing for sale or re-use. A contaminated 100-ton well car was prepared for offsite transport, loaded on a truck at the 212R Rail Siding on July 12 and shipped to a vendor in Tennessee for the DOE Shield Block Program. The well car disposition was completed in August when the wheels were buried onsite in the low-level burial grounds (RL Milestone LLP-00-450). One flat car was transferred from DOE-RL ownership to the Tri-City Asset Reuse Corporation (TARC) and two more were prepared for transfer (Completion and Removal).

Capital equipment upgrade costs were avoided by free releasing and selling four regulated and two non-regulated cranes at auction generating over \$700K in total revenue. The money was used to purchase a new 70-ton hydraulic mobile crane for use in the Tank Farms (Momentum).

The Landlord Master Plan was developed, which will integrate mission requirements with physical infrastructure capabilities and develop tactical planning aligned with the desired end state. The plan establishes detailed plans for nine functional areas within the Landlord Project, consistent with the Site's Strategic Objectives. Opportunities exist to shore-up the Landlord Project's Lifecycle Baseline, in concert within the projects identified in the Master Plan. The plan also applies a commercial municipal approach to site planning and management. This process will be renewed annually (Progress).

The demolition phase of Project L-270, "Emergency Services Renovation, 200 Area," was completed on February 24, 2000. This demolition removed the 609C wing of the 200 Area Fire Station, which was required to make way for the construction of the new living quarters/administration addition (approximately 11,000 square feet) (Momentum).

RL Milestone LLP-00-435, "Project L-312, 2101M, MO-235, and Associated Buildings Storm Drainage Resolution" construction was completed one week ahead of the scheduled completion date of August 4, 2000. This milestone helps resolve storm drainage problems around facilities in 200 East and West Areas. The water accumulation from the storm water runoff created unsafe walking conditions for pedestrians and unsafe driving conditions for vehicles (Progress).

## **Additional FY 2000 Accomplishments**

### **Momentum**

RL Milestone LLP-00-425, “Complete Definitive Design for Project L-310, Replace Distribution Water Line to 200 West” was completed two days ahead of the scheduled due date of May 26, 2000. Construction for this project is scheduled in FY 2001 and it replaces the existing 24-inch Export Water Line (EWL) between the 2901Y Valve House and the 200W Water Reservoir (approximately 2.5 miles long). The existing line is over 50 years old, has experienced several leaks in the past five years, and is the sole EWL to the 200 Area Water Treatment Plant.

RL Milestone LLP-00-440, “Project L-298, FY 2000 Road Refurbishments,” was completed eight days ahead of the scheduled completion date of September 29. The FY 2000 roadwork included: widening and overlay of the Rattlesnake Barricade Access Road (to make permanent safety improvements to this Site access road).

RL Milestone LLP-00-415, “Project L-309, Replace Section of Main Water Lines (200 East),” was completed ahead of schedule on September 28, 2000. This project replaced approximately 1,200 feet of undersized, temporary two-inch sanitary water line in 200 East Area near the 272AW Building with a new six-inch line.

### **Progress**

Additional lighting in the south parking lot for 2750E Building was required to resolve employee concerns associated with inadequate lighting levels. This project was added to the Landlord Project baseline in January 2000 by BCR LPM-2000-001 to resolve the employee concern on an accelerated basis. Overall construction was completed on April 4, approximately two months ahead of schedule and under budget.

RL Milestone LLP-00-405, “Bunker Tank Removal Preparation” was completed fourteen weeks ahead of the scheduled due date of September 29, 2000. This milestone completed activities to prepare the 384 Powerhouse Bunker Tanks for removal in FY 2001. This included removal of the 366-A Building, relocation of a fire hydrant, cleaning out a french drain, and taking other preliminary steps to prepare for tank removal and management of fuel contaminated soil.

RL Milestone LLP-00-400, “Surveillance/Maintenance, Shutdown, & Isolation Of Vacant Facilities,” was completed eight days ahead of schedule on September 21, 2000. This activity provided Surveillance and Maintenance (S&M) of vacant facilities, shutdown of 20 facilities, and deactivation (utilities isolated) of 25 vacant facilities.

RL Milestone LLP-00-401, “Complete Bridge Baseline Change Request in Support of MYWP Update by August 25, 2000” was completed three weeks ahead of schedule. This year the MYWP was divided into two phases. Phase I was intended to baseline FY 2001 and incorporated a funding

constraint of \$19M which deferred \$11M of work scope to the outer years. Phase I also addressed additional requirements for the aging infrastructure in FY 2002 per the Infrastructure Restoration Plan. Phase II of the MYWP is in process and includes indirect-to-direct conversion and the Preferred Schedule Options Study for a lifecycle baseline.

A new Electrical Utilities Supervisory Control and Data Acquisition (SCADA) system was deployed that is a PC-based computer control system that provides remote control, data acquisition and event reporting over the major substations of the Hanford High Voltage Electrical Power Distribution System. The telemetered data is stored for historical and trending purposes and is available to engineering and maintenance personnel for post-mortem analysis, system performance studies and validation of metered energy consumption data. The system is current state of the art software/hardware and can easily evolve as necessary. Other benefits include effective control of electrical power substations, risk reduction of system failures, and a reduced life cycle maintenance cost of \$1.7M.

## **Completion and Removal**

There are several areas on the Hanford Site that have been abandoned due to cancellation of projects, change in contractors, or a move of operations. The responsibility for management of these sites is not always clear and as a result, property and materials deteriorate. Three such sites were cleaned up which included: removing excess materials (scrap metal, wood, debris, tumbleweeds, drum liners, etc.), disposing wastes (or appropriately packaged awaiting disposal) and posting signs as necessary. All actions included radiological release surveys, environmental compliance reviews, and safety reviews.

RL Milestone LLP-00-460, “Complete Closure of Four Abandoned Septic Systems by August 25, 2000” was completed three weeks ahead of schedule. This milestone closed four abandoned septic systems to WSDOE requirements on July 28, 2000. This activity included removal of seepage inside the tanks and filling the tanks either with native soil or sand slurry to ensure the elimination of void space within the tanks. This activity supports the DOE’s commitment to Ecology to bring abandoned, non-compliant septic systems into compliance with state regulation.

The Landlord Project managed the Integrated Soil, Vegetation, and Animal Control (ISVAC) Program to maximize performance of the program goals against the priorities, within budget, and to ensure the following objectives are met: 1) safety of employees, public, and environment; 2) to remove/cleanup uncontrolled contamination discovered during environmental surveillances; 3) control biological vectors affecting contamination spread; and 4) restore disturbed soil areas to self-sustaining vegetation. Below is a summary of the activities scheduled and completed throughout the year:

### Site Cleanup

- 10 Down-postings (391,211 square feet)
- 3 Brush Hog (170.57 square feet)
- 3 Surveys and Postings (12 miles of transfer lines)

### Site Spraying

- CH2M Hill Hanford Group, Inc.: 38 Completed; 19 in Process; 3 Continuous

- DynCorp: 10 Completed; 48 in Process
- Waste Management Hanford: 20 Completed; 10 in Process
- Fast Flux Test Facility: 3 Completed; 2 Continuous
- Spent Nuclear Fuels: 1 Completed
- Other: 41 Completed; 2 in Process, 7 Continuous

Construction of Project L-292, “Emergency Preparedness Control Station (EPCS)” is complete. The installation of 100K/D Emergency Notification Sirens was completed on schedule in July 2000 and is operational. Redundancies in the electronics will be installed to connect the Emergency Operations Center (EOC) to the sirens. These installations allow the sirens to automatically remain active in the event of a power failure.

Fiscal-year-to-date milestone performance (EA, DOE-HQ, Field Office, and RL) shows that nine of nine milestones (100 percent) were completed ahead of schedule. The Milestone Achievement details, found following cost and schedule variance analysis, provide further information on all milestone types.

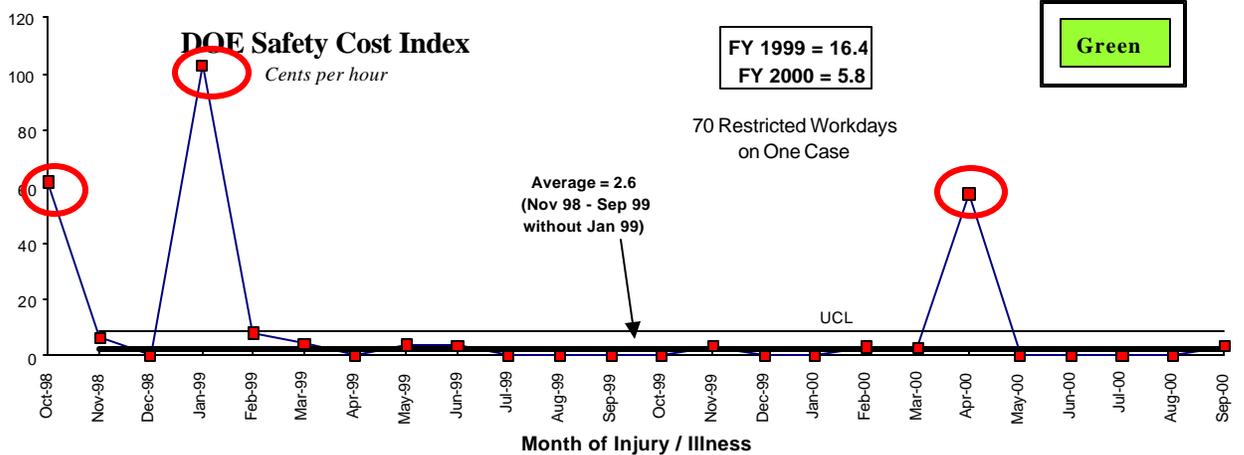
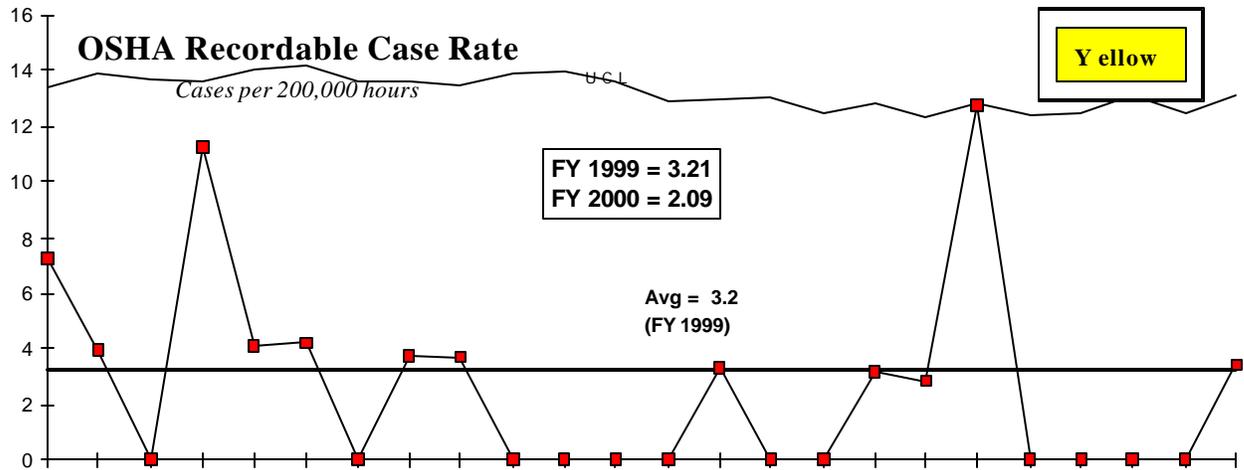
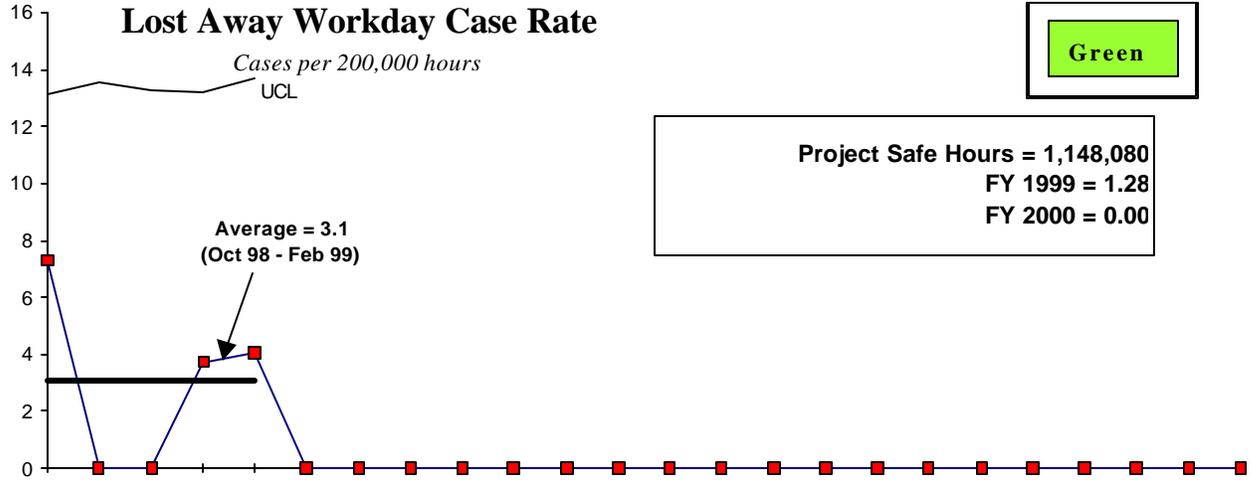
## **ACCOMPLISHMENTS THIS REPORTING PERIOD**

- Completed RL Milestone LLP-00-415, “Project L-309, Replace Section of Main Water Lines (200 East),” ahead of schedule on September 28, 2000.
- Completed RL Milestone LLP-00-405, “Bunker Tank Removal Preparation” fourteen weeks ahead of the scheduled due date of September 29, 2000.
- Completed RL Milestone LLP-00-400, “Surveillance/Maintenance, Shutdown, & Isolation Of Vacant Facilities,” eight days ahead of schedule on September 21, 2000.
- Completed RL Milestone LLP-00-440, “Project L-298, FY 2000 Road Refurbishments,” eight days ahead of the scheduled completion date of September 29, 2000.

## **SAFETY**

FY 1999 performance was stable for case rates, but was very unstable in terms of severity (days away and restricted). FY 2000 was stable.

**PHMC Environmental Management Performance Report – November 2000**  
**Section H–Landlord**



## **ISMS STATUS**

NOTE: The Infrastructure program includes the Landlord Project and the indirect Infrastructure. Both of these areas are covered under one ISMS program, therefore the ISMS activities described below are for the entire Infrastructure program, which includes Landlord.

- Voluntary Protection Program (VPP) application for status has been submitted to DOE and the evaluation is expected in November 2000.
- Infrastructure employees achieved another 1 million hours without a lost workday accident, the third time this organization has achieved this significant milestone.

## **BREAKTHROUGHS / OPPORTUNITIES FOR IMPROVEMENT**

### **Breakthroughs**

- Continued activities to complete the conversion of Indirect to Direct. This conversion will support the movement of most infrastructure services into RL PBS, TP-13, the Landlord Program. With this conversion we will be able to further optimize infrastructure services by integrating normal maintenance and operations with capital improvement projects.

### **Opportunities for Improvement**

- The Landlord Master Plan developed basis of estimates, which will validate the baseline in the MYWP.

## **UPCOMING ACTIVITIES**

- Complete Project L-309, “Replace Main Water Lines” by December 22, 2000.
- Complete installation of a chlorine containment system for Project L-303, “200 West Area Chlorine Mitigation” by January 31, 2001.

Initiate work on the following projects:

- Project L-340, “Install PFP Backflow Preventors” - FY 2001 Capital Small Project to install backflow Preventors on the two main potable water lines to PFP to resolve cross contamination issues.
- Project L-339, “PFP Water System Isolation- Install Sanitary Water to WRAP” - FY 2001 GPP to install a water bypass line around PFP to resolve cross contamination issues with the 200 West Area potable water system.

- Project L-276, “Emergency Services Equipment Bay Renovations,” - FY 2001 GPP to expand and renovate the existing 200 Area Fire Station Equipment Bay.

### **COST PERFORMANCE (\$M):**

	<b>BCWP</b>	<b>ACWP</b>	<b>VARIANCE</b>
<b>Landlord</b>	\$ 15.3	\$ 13.7	\$ 1.7

The \$ 1.7M (11 percent) favorable cost variance is due to a credit to FH's fee base and credit pass backs for Site Services. L-297, “Equipment Disposition Project,” has a new strategy. In lieu of burial, the railcars were sent off site to be recycled. Recycling of the lead in the well cars could not be accomplished in FY 2000 due to moratorium on release of contaminated metals. Further information at the PBS level can be found in the following Cost Variance Analysis details.

### **SCHEDULE PERFORMANCE (\$M):**

	<b>BCWP</b>	<b>BCWS</b>	<b>VARIANCE</b>
<b>Landlord</b>	\$ 15.3	\$ 16.3	- \$ 1.0

The \$1.0 M (6 percent) unfavorable schedule variance is attributed to the Chlorine Containment System for Project L-303, 200 West Area Chlorine Containment System not being shipped until late October. Further information at the PBS level can be found in the following Schedule Variance Analysis details.

## **FY 2000 COST/SCHEDULE PERFORMANCE – ALL FUND TYPES**

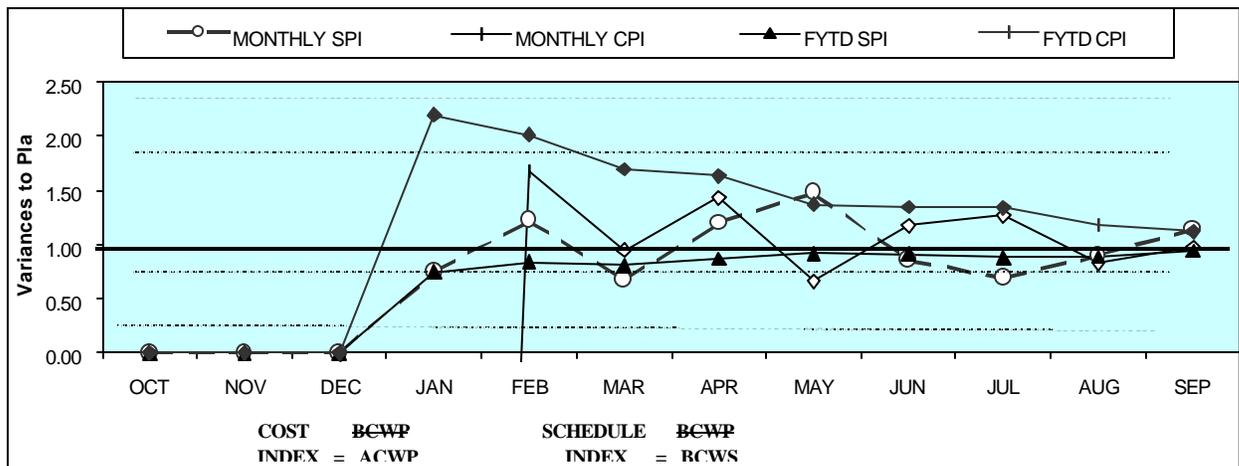
### **CUMULATIVE TO DATE STATUS – (\$000)**

<b>By PBS</b>		<b>FYTD</b>							
		<b>BCWS</b>	<b>BCWP</b>	<b>ACWP</b>	<b>SV</b>	<b>%</b>	<b>CV</b>	<b>%</b>	
PBS TP13	Landlord	\$ 16,284	\$ 15,330	\$ 13,675	\$ (955)	-6%	\$ 1,655	11%	
WBS 1.5.1	<b>Total</b>	\$ 16,284	\$ 15,330	\$ 13,675	\$ (955)	-6%	\$ 1,655	11%	

Note: Landlord final FY 2000 cost was \$13.7M with \$7.0M in carryover for a total of \$20.7M.

## COST/SCHEDULE PERFORMANCE INDICES (MONTHLY AND FYTD)

Green



	OCT	NOV	DEC	IAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
MONTHLY SPI	0.00	0.00	0.00	0.75	1.22	0.67	1.20	1.48	0.86	0.69	0.90	1.15
MONTHLY CPI	0.00	0.00	0.00	-19.23	1.68	0.95	1.43	0.66	1.18	1.27	0.83	0.97
FYTD SPI	0.00	0.00	0.00	0.75	0.84	0.81	0.87	0.92	0.91	0.88	0.89	0.94
FYTD CPI	0.00	0.00	0.00	2.20	2.01	1.69	1.63	1.37	1.35	1.34	1.18	1.12
MONTHLY BCWS	\$0	\$0	\$0	\$3,994	\$1,016	\$1,269	\$1,115	\$653	\$773	\$1,284	\$2,812	\$3,369
MONTHLY BCWP	\$0	\$0	\$0	\$2,981	\$1,243	\$854	\$1,339	\$968	\$661	\$887	\$2,528	\$3,868
MONTHLY ACWP	(\$197)	\$943	\$767	(\$155)	\$741	\$899	\$934	\$1,464	\$561	\$698	\$3,048	\$3,972
FYTD BCWS	\$0	\$0	\$0	\$3,994	\$5,010	\$6,279	\$7,394	\$8,047	\$8,820	\$10,104	\$12,916	\$16,284
FYTD BCWP	\$0	\$0	\$0	\$2,981	\$4,224	\$5,078	\$6,417	\$7,385	\$8,046	\$8,933	\$11,462	\$15,330
FYTD ACWP	(\$197)	\$746	\$1,513	\$1,358	\$2,099	\$2,998	\$3,932	\$5,395	\$5,957	\$6,655	\$9,703	\$13,675

## COST VARIANCE ANALYSIS: (+\$ 1.7M)

### WBS/PBS

### Title

#### 1.5.1/TP-13

#### Landlord

**Description/Cause:** The favorable cost variance is due to a credit to FH's fee base and credit pass backs for Site Services. L-297, "Equipment Disposition Project," has a new strategy. In lieu of burial, the railcars were sent off site to be recycled. Recycling of the lead in the well cars could not be accomplished in FY 2000 due to moratorium on release of contaminated metals. The contract for L-298, Phase II road refurbishments was awarded later than planned. The work will be completed by the end of November. Real Estate and Site Planning's efforts on the Master Plan were not completed until late September 2000 and invoice costs were not accrued. The cost for demolition of Building 609C for Project L-270, "Emergency Services Renovation," was not as high as planned. The Construction portion scheduled in FY 2001 will be higher than planned, making up the difference.

**Impact:** The Landlord Project is showing an artificial cost under run. No overall impact.

**Corrective Action:** The remaining funds from FY 2000 will be carried over into FY 2001 to complete the planned work.

## SCHEDULE VARIANCE ANALYSIS: (-\$ 1.0M)

**WBS/PBS**  
 1.5.1/TP13

**Title**  
 Landlord

**Description/Cause:** The unfavorable schedule variance is attributed to the Chlorine Containment System for Project L-303, 200 West Area Chlorine Containment System not being shipped until late October. The loading assembly supplier has not completed fabrication. In addition, the work was deemed plant forces instead of fixed price and the maintenance crew must be scheduled around other priority work like cold weather protection. The lead in two well cars has not been melted down for re-use due to the moratorium on recycled materials. Project L-270, “Emergency Services Renovation,” is behind schedule due to demolition for the 609C facility being scheduled at a higher amount than the fixed price contractor had on his schedule and construction of the new building was scheduled lower than the Fixed Price contractor's schedule.

**Impact:** No significant impacts.

**Corrective Action:** None.

## FUNDS MANAGEMENT FUNDS VS SPENDING FORECAST (\$000) FY TO DATE THROUGH SEPTEMBER 2000 (FLUOR HANFORD, INC. ONLY)

	Project Completion *			Post 2006 *			Line Items *		
	Funds	FYSF	Variance	Funds	FYSF	Variance	Funds	FYSF	Variance
Multiple Outcomes									
1.5 Landlord									
TP13 Operating				\$ 17,713	\$ 11,754	\$ 5,959			
Line Item									
<b>Total Landlord Operating</b>				\$ 17,713	\$ 11,754	\$ 5,959			
<b>Total Landlord Line Item</b>									

\* Control Point

## ISSUES

Nothing to report at this time.

## BASELINE CHANGE REQUESTS CURRENTLY IN PROCESS (\$000)

PROJECT CHANGE NUMBER	DATE ORIGIN	BCR TITLE	FY00 COST IMPACT \$000	SCH	TECH	DATE TO CCB	CCB APR'VD	RL APR'VD	CURRENT STATUS
LPM-00-008	8/24/00	Bridge BCR for FY 2001 MYWP Submittal	\$33,000	X	X	8/1/00	8/1/00		Approved by FH
LPM-00-009	9/12/00	Defer Road Overlays and Plans	\$105	X	X	9/13/00	9/13/00	9/13/00	Approved by RL
LPM-00-010	9/12/00	Hanford Fire Suppression and Recovery Costs	\$2,500	X	X	9/13/00	9/13/00	9/29/00	Approved by RL
FH-2001-002	9/25/00	FY2001 Fee Reduction to 90%	-\$107						Draft Prepared
<b>ADVANCE WORK AUTHORIZATIONS</b>									
		Nothing to report at this time.							

## MILESTONE ACHIEVEMENT

Green

MILESTONE TYPE	FISCAL YEAR-TO-DATE				REMAINING SCHEDULED			TOTAL FY 2000
	Completed Early	Completed On Schedule	Completed Late	Overdue	Forecast Early	Forecast On Schedule	Forecast Late	
Enforceable Agreement	0	0	0	0	0	0	0	0
DOE-HQ	0	0	0	0	0	0	0	0
RL	9	0	0	0	0	0	0	9
<b>Total Project</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>

<b>Tri-Party Agreement / EA Milestones</b>
Nothing to report.
<b>DNFSB Commitments</b>
Nothing to report.

## MILESTONE EXCEPTION REPORT

<b><u>Number/WBS</u></b>	<b><u>Level</u></b>	<b><u>Baseline Milestone Title</u></b>	<b><u>Forecast Date</u></b>
<b><u>Date</u></b>			

**OVERDUE – 0**

**FORECAST LATE – 0**

## PERFORMANCE OBJECTIVES

The items listed below are not Performance Incentives. They are performance goals (i.e., milestones and goals between FH and the subcontractor).

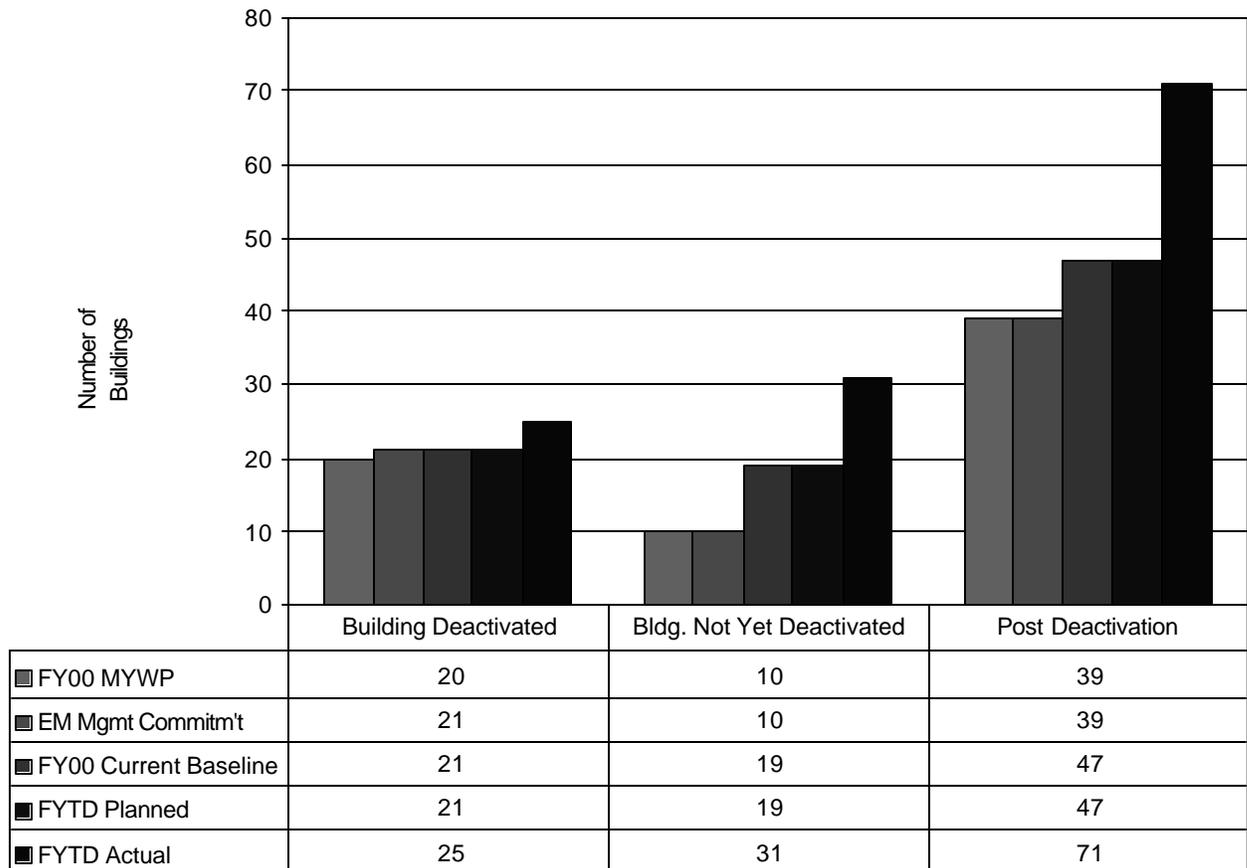
Outcome	Performance Goals	Status
Restore the River Corridor for Multiple Uses & Transition the Central Plateau	Replace 1,200 Feet of 2-inch Sanitary Water Line from 272AW Building Along Canton Ave. in 200 East	Completed construction on September 28, 2000.
	Provide Vegetation and Animal Control to Reduce/Minimize the Spread of Contamination	Met performance expectations. See Accomplishments Section.
	Legacy Site Cleanup	Met performance expectations. See Accomplishments Section.
	Complete Installation of 100K/D Emergency Notification Sirens which will Complete the Total Integration of All Outside Sirens	Completed on schedule in July 2000.
	Complete Emergency Services Renovation of the 200 Area Fire Station	Completed all FY 2000 activities associated with this project to support construction completion by April 6, 2001.
	Shutdown Approx. 20 Vacant Office Facilities – Deactivate 25 Vacant Facilities	Met performance expectations. See Accomplishments Section.
Put Assets to Work for the Future	Disposition One Well Car and One Flat Car – Surveillance and Maintenance of Legacy Rail Cars at 212R Awaiting Disposition	Met performance expectations. See Accomplishments Section.

## KEY INTEGRATION ACTIVITIES

- Developed a Long Range Infrastructure Plan, which identifies critical infrastructure projects needed to support the Site’s mission needs. Planning and integration meetings were held with Site programs to fully understand and integrate their requirements. The information contained in the Long Range Infrastructure Plan was later requested by DOE-RL in the form of a Schedule Options Study for Site Infrastructure, and DOE-HQ in the form of an Infrastructure Restoration Plan.
- Supported the Office of Environmental Management (EM) in reviewing infrastructure budget and policy issues as part of the Infrastructure Life Extension Campaign. The effort might result in an addendum to EM’s FY 2002 budget request to the Office of Management and Budget.

## BUILDING DEACTIVATION

Building Deactivation as of September 30, 2000



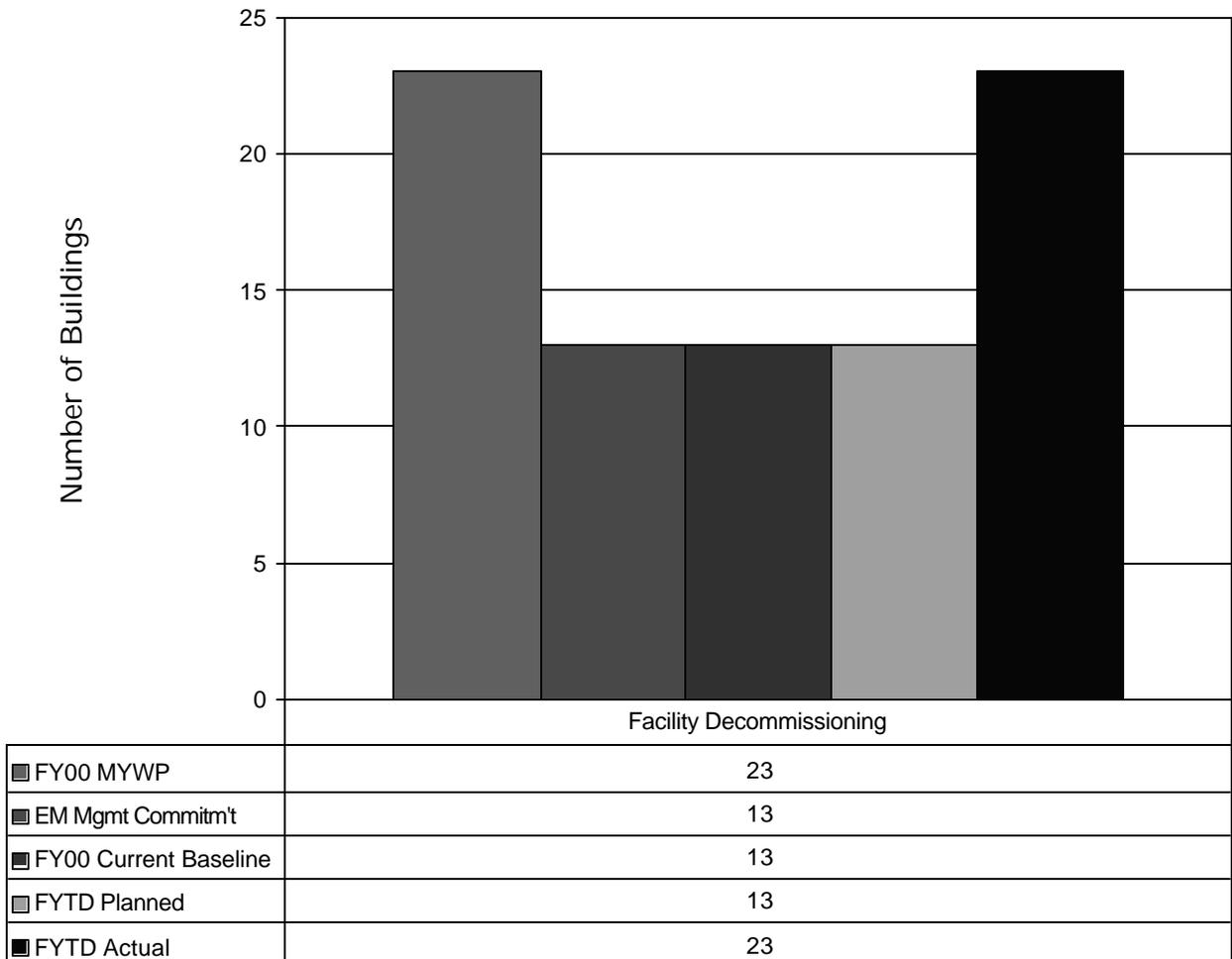
**Buildings Deactivated: MORE** buildings were vacated in FY2000 than planned. Some of these additional buildings were deactivated because the action was simple and relatively inexpensive. See buildings not yet deactivated for more information.

**Buildings Not Yet Deactivated: THESE** totals represent buildings in queue for deactivation. The baseline and planned totals represent the number expected remaining at the end of the year. This is dependent on actions of other projects and is not within Landlord control. Comparisons from period to period are not meaningful. Building flow from this category and impact the totals in buildings deactivated and those in post deactivation.

**Post Deactivation Monitoring: MORE** buildings were vacated in FY2000 than planned and were deactivated and are now in post deactivation. This includes six buildings that were vacated which did not require deactivation.

## FACILITY DECOMMISSIONING – CLEANUPS

Facility Decommissioning - Cleanups as of September 30, 2000



**Facility Decommissioning:** The Landlord Project was able to decommission or remove more facilities than planned because the time and money required to dispose of several facilities was small.