



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 June 30, 2000. All other information is as of July 26, 2000.

Equipment Dispositioning Project activities include the disposition of one Well Car and one Flat Car in addition to surveillance and maintenance of the 212R rail siding where the majority of the regulated legacy rail cars are staged for future disposition. A well car was prepared for offsite transport, loaded on a transport truck at the 212R Rail Siding on July 12, 2000 and is in transit to a vendor in Tennessee for the DOE Shield Block Program. The Well Car disposition is approximately two months ahead of the scheduled completion (RL Milestone LLP-00-450). The disposition of up to six regulated flat cars (three Burlington Northern and three PX Cars) are being prepared for transfer to Tri-Cities Asset Reinvestment Company (TARC) to be reused by outside agencies. The work on the removal of the decking on one of the BN Flat Cars has completed and surveys are ongoing to allow “free release” of this car. Due to the suspension on metal recycling mandated by DOE-HQ, excessing of the cleaned Flat Car may not be feasible at this time. Also, due to contamination on the remaining two BN Flat Cars and the three PX Cars, only one flat car may be transferred to TARC in FY 2000 to stay within the authorized funding for this activity. The disposition of the one flat car will be completed as scheduled by September 29, 2000 (RL/FH PI).

Four abandoned septic systems have been closed and a final acceptance walk down is being scheduled for early August 2000. Overall, this activity is one month ahead of schedule and within budget to complete RL Milestone LLP-00-460, “Complete Closure of Four Abandoned Septic Systems by August 25, 2000.”

Project L-312, “2101M, MO-235, and Associated Buildings Storm Drainage Resolution” resolves storm drainage problems around facilities in 200 East and West Areas. This project involves the installation of catch basins, dry wells, grading, and paving around various 200 Area facilities to properly

drain storm water away from these facilities. Field construction effort started at the two sites in 200 West on May 24, 2000 and the work at these two sites will be complete by July 27, 2000. Work on the four sites in 200 East Area was initiated on June 8, 2000 and completed on July 6, 2000. The completion of construction is approximately one week ahead of the scheduled date of August 4, 2000 (RL Milestone LLP-00-435).

The annual update of the Multi-Year Work Plan (MYWP) has been initiated to support the completion of RL Milestone LLP-00-401, “Complete Bridge BCR in Support of MYWP Update by August 25, 2000.” In addition, the Landlord Project is supporting the Indirect Budget to the Direct Budget conversion for FY 2002 and all deliverables for this effort due by July 14, 2000 were completed on time.

Fiscal-year-to-date milestone performance (EA, DOE-HQ, Field Office, and RL) shows two milestones (100 percent) have been completed ahead of schedule.

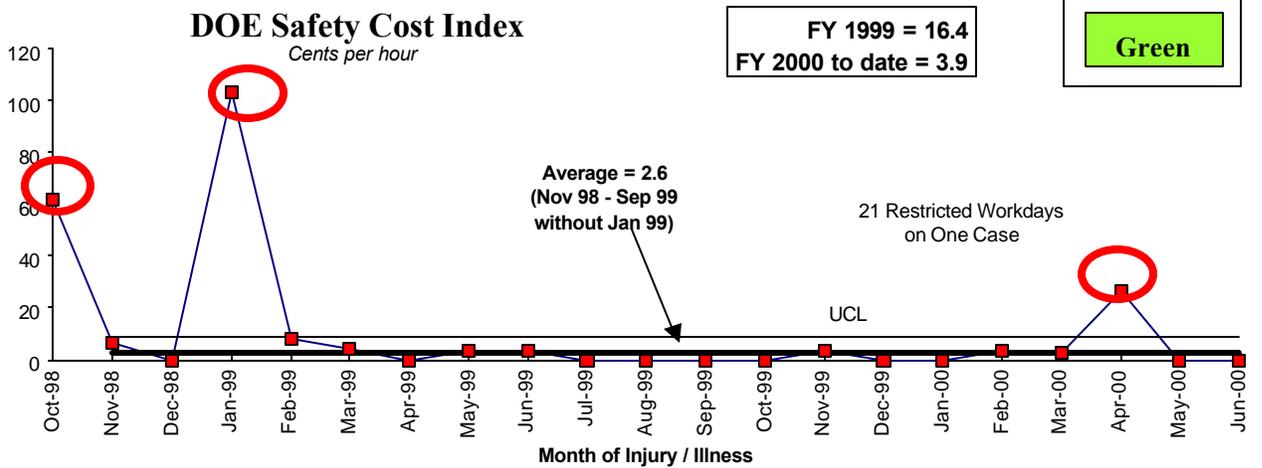
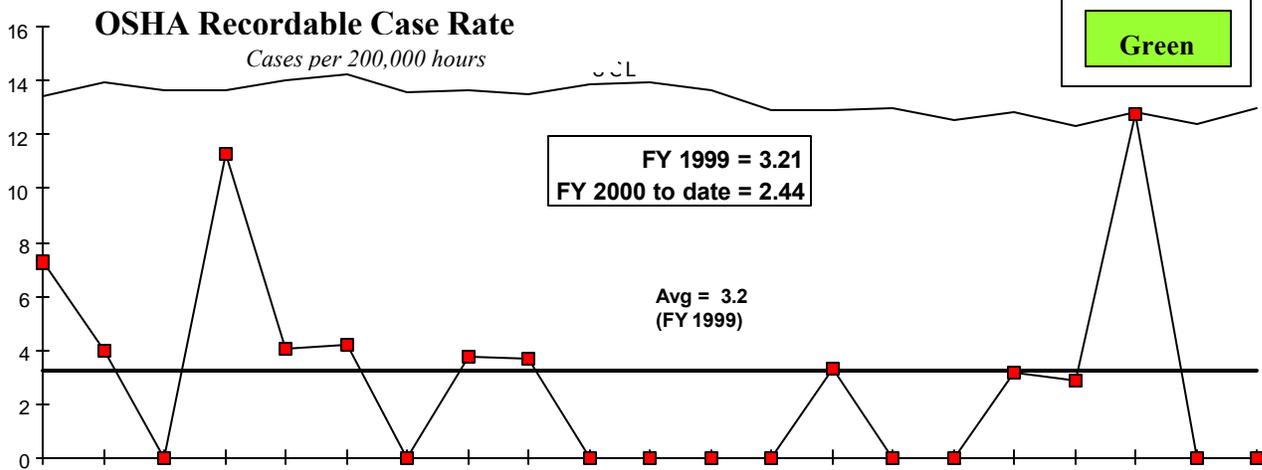
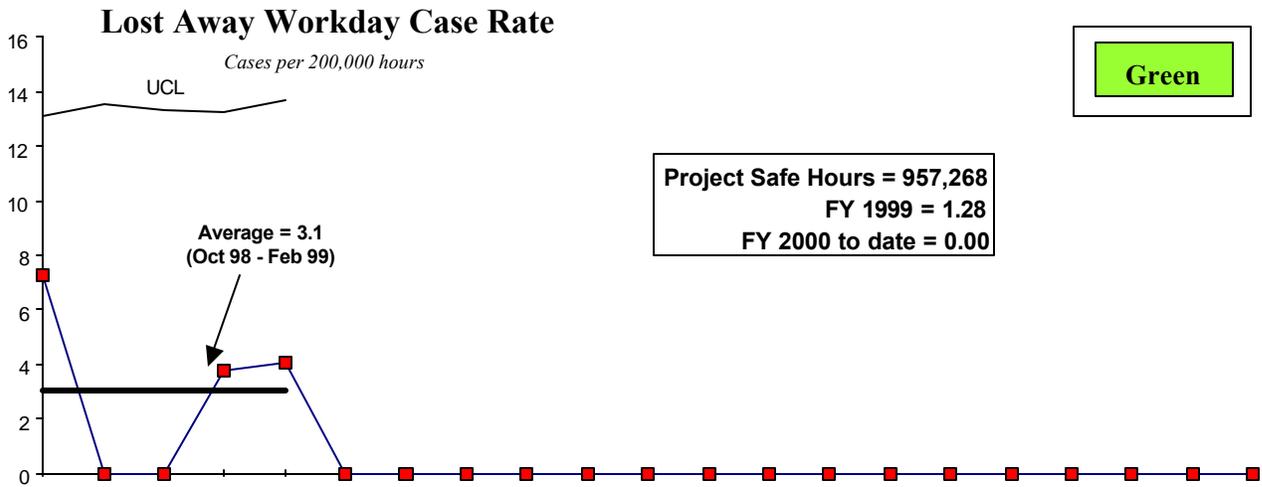
ACCOMPLISHMENTS

Completed RL Milestone LLP-00-405, “Bunker Tank Removal Preparation” 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 contaminated soil.

SAFETY

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

PHMC Environmental Management Performance Report – August 2000
Section H–Landlord



ISMS STATUS

Green

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 scheduled for the week of September 14, 2000.

BREAKTHROUGHS / OPPORTUNITIES FOR IMPROVEMENT

Breakthroughs

- Nothing to report at this time.

Opportunities for Improvement

- Nothing to report at this time.

UPCOMING ACTIVITIES

- Complete Project L-312, “2101M, MO-235, and Associated Buildings Storm Drainage Resolution”. Completion of construction is currently one week ahead of the scheduled completion date of August 4, 2000 (RL Milestone LLP-00-435).

COST PERFORMANCE (\$M):

	BCWP	ACWP	VARIANCE
Landlord	\$ 8.0M	\$ 6.0 M	\$ 2.0 M

The \$ 2.0M (26 percent) favorable cost variance is mainly attributed to the auction of six cranes for which a credit was received. Further information at the PBS level can be found in the following Cost Variance Analysis details.

SCHEDULE PERFORMANCE (\$M):

	BCWP	BCWS	VARIANCE
Landlord	\$ 8.0 M	\$ 8.8 M	- \$ 0.8 M

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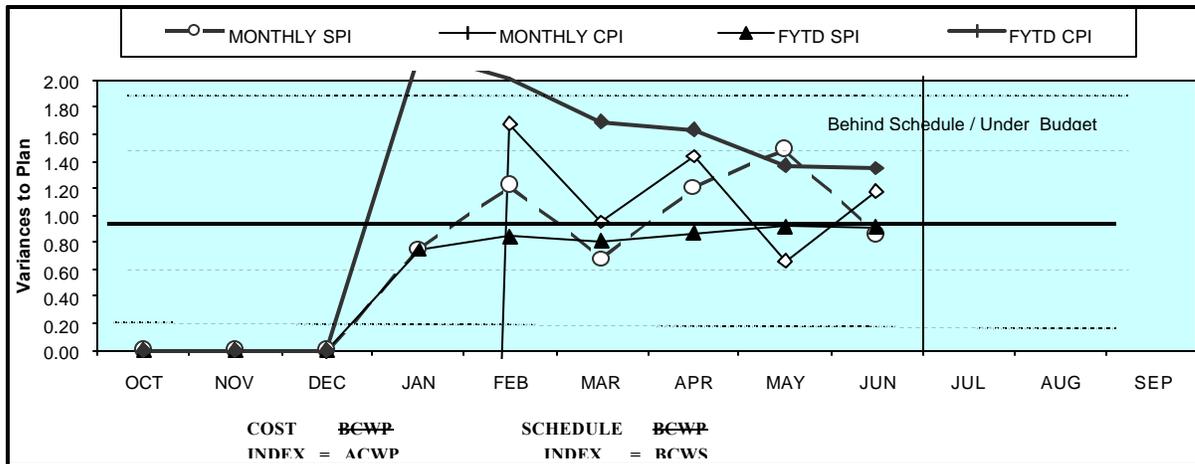
The \$ 0.8M (9 percent) unfavorable schedule variance is mainly attributed to Project L-297, Equipment Dispositioning Project, which is behind schedule due to a strategy change for dispositioning flat cars in achieving free release. The discovery of potential contamination of the lead shielding in the cask car was found resulting in a schedule delay.

FY 2000 COST/SCHEDULE PERFORMANCE – ALL FUND TYPES
CUMULATIVE TO DATE STATUS – (\$000)

By PBS		BCWS	BCWP	ACWP	SV	%	CV	%	PEM	EAC
PBS TP13	Landlord	\$ 8,820	\$ 8,046	\$ 5,957	\$ (773)	-9%	\$ 2,090	26%	\$ 13,978	\$ 13,956
WBS 1.5.1										
	Total	\$ 8,820	\$ 8,046	\$ 5,957	\$ (773)	-9%	\$ 2,090	26%	\$ 13,978	\$ 13,956

Note: Landlord EAC includes carryover funding of \$2,033 for committed GPP's.

COST/SCHEDULE PERFORMANCE INDICES
(MONTHLY AND FYTD)



FY 2000	OCT	NOV	DEC	JAN	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			
MONTHLY CPI	0.00	0.00	0.00	-19.23	1.68	0.95	1.43	0.66	1.18			
FYTD SPI	0.00	0.00	0.00	0.75	0.84	0.81	0.87	0.92	0.91			
FYTD CPI	0.00	0.00	0.00	2.20	2.01	1.69	1.63	1.37	1.35			
MONTHLY BCWS	\$0	\$0	\$0	\$3,994	\$1,016	\$1,269	\$1,115	\$653	\$773	\$1,407	\$1,795	\$1,956
MONTHLY BCWP	\$0	\$0	\$0	\$2,981	\$1,243	\$854	\$1,339	\$968	\$661			
MONTHLY ACWP	(\$197)	\$943	\$767	(\$155)	\$741	\$899	\$934	\$1,464	\$561			
FYTD BCWS	\$0	\$0	\$0	\$3,994	\$5,010	\$6,279	\$7,394	\$8,047	\$8,820	\$10,227	\$12,022	\$13,978
FYTD BCWP	\$0	\$0	\$0	\$2,981	\$4,224	\$5,078	\$6,417	\$7,385	\$8,046			
FYTD ACWP	(\$197)	\$746	\$1,513	\$1,358	\$2,099	\$2,998	\$3,932	\$5,395	\$5,957			

Note: Contains RL-TP13

COST VARIANCE ANALYSIS: (+\$ 2.0M)

WBS/PBS

Title

1.5.1/TP-13

Landlord

Description/Cause: The \$ 2.0M (26 percent) favorable cost variance is mainly attributed to trade in of six cranes in which a credit was received. Procurement of one new crane will be received next year (long lead procurement). In addition, the Municipal Planning Process and the Infrastructure Master Plan are under-running because of a change in resources. Efforts to hire a subcontractor in lieu of using internal labor to complete the Master Plan are underway. Demolition cost for building 609C for Project L-270, Emergency Services Renovation was not as high as planned. Workscope for this project is being completed on a fixed price contract and construction cost will be higher than planned, reducing the cost variance. Also, Project L-297, “Equipment Dispositioning Project” performance (BCWP) includes completion of activities for flat cars scheduled beyond FY 2000 creating a cost variance.

Impact: No impact to overall project and/or final cost.

Corrective Action: A requisition has been entered into Passport to procure the new crane, which replaces the six sold at auction. A BCR is in process that defers workscope and also reprograms line item funding on completed projects.

SCHEDULE VARIANCE ANALYSIS: (-\$ 0.8M)

WBS/PBS

Title

1.5.1/ TP13

Landlord

Description /Cause: The \$ 0.8M (9 percent) unfavorable schedule variance mainly attributed to Project L-297, Equipment Disposition Project, which is behind schedule due to a strategy change for dispositioning flat cars in achieving free release and the discovery of potential contamination of the lead shielding in the casks car was found resulting in a schedule delay. Construction to install a new system to replace chlorinating system at the 200 West Area Water Treatment Plant was originally planned as a fixed price contract. A Plant Forces Work Review deemed the work to be plant forces, resulting in a schedule variance. Definitive Design has been completed and procurement contracts started for materials.

Impact: No impact to overall project schedule.

Corrective Action: None.

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

	Project Completion *			Post 2006 *			Line Items *		
	Expected Funds	FYSF	Variance	Expected Funds	FYSF	Variance	Expected Funds	FYSF	Variance
Multiple Outcomes									
1.5 Landlord									
TP13 Operating				\$ 13,842	\$ 13,623	\$ 219			
Line Item									
Total Landlord Operating				\$ 13,842	\$ 13,623	\$ 219			
Total Landlord Line Item									

* Control Point

ISSUES

Fire Impacts to the Integrated Soil, Vegetation, and Animal Control Program

Impact (s): As a result of the recent Site fire, there will be a need for re-vegetation, soil stabilization and other measures that were not planned this fiscal year.

Corrective Action: A detailed cost estimate and recommendations are being prepared which will identify the corrective action for this issue.

BASELINE CHANGE REQUESTS CURRENTLY IN PROCESS (\$000)

PROJECT CHANGE NUMBER	DATE ORIGIN	BCR TITLE	FY00 COST IMPACT \$000	SCH	TECH	DATE TO CCR	CCB APPROV	RL APPROV	CURRENT STATUS
LPM-00-001	11/3/99	MYWP Baseline Modification (Bridee BCR FY00. 01. 02)	\$4,642	X	X	1/11/00	1/14/00	1/27/00	Approved by RL
LPM-00-003	12/8/99	Document FY99 Carryover Funds	\$1,793		X	12/13/00	1/3/00	1/3/00	Approved by RL
LPM-00-005	3/23/00	Document Rate Increase, Funding Reductions, and Impacts to Milestones	\$<318>	X	X	4/13/00	4/27/00	5/25/00	Approved by RL
LPM-00-006	5/30/00	Added Scope for 1163 Re-roof, Defere Definitive Design for L-327, Delete Milestone LLP-00-465	\$180	X	X	6/8/00	6/8/00	6/26/00	Approved by RL
ADVANCE WORK AUTHORIZATIONS									
		N/A							

MILESTONE ACHIEVEMENT

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	2	0	0	0	0	7	0	9
Total Project	2	0	0	0	0	7	0	9

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

MILESTONE EXCEPTION REPORT

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

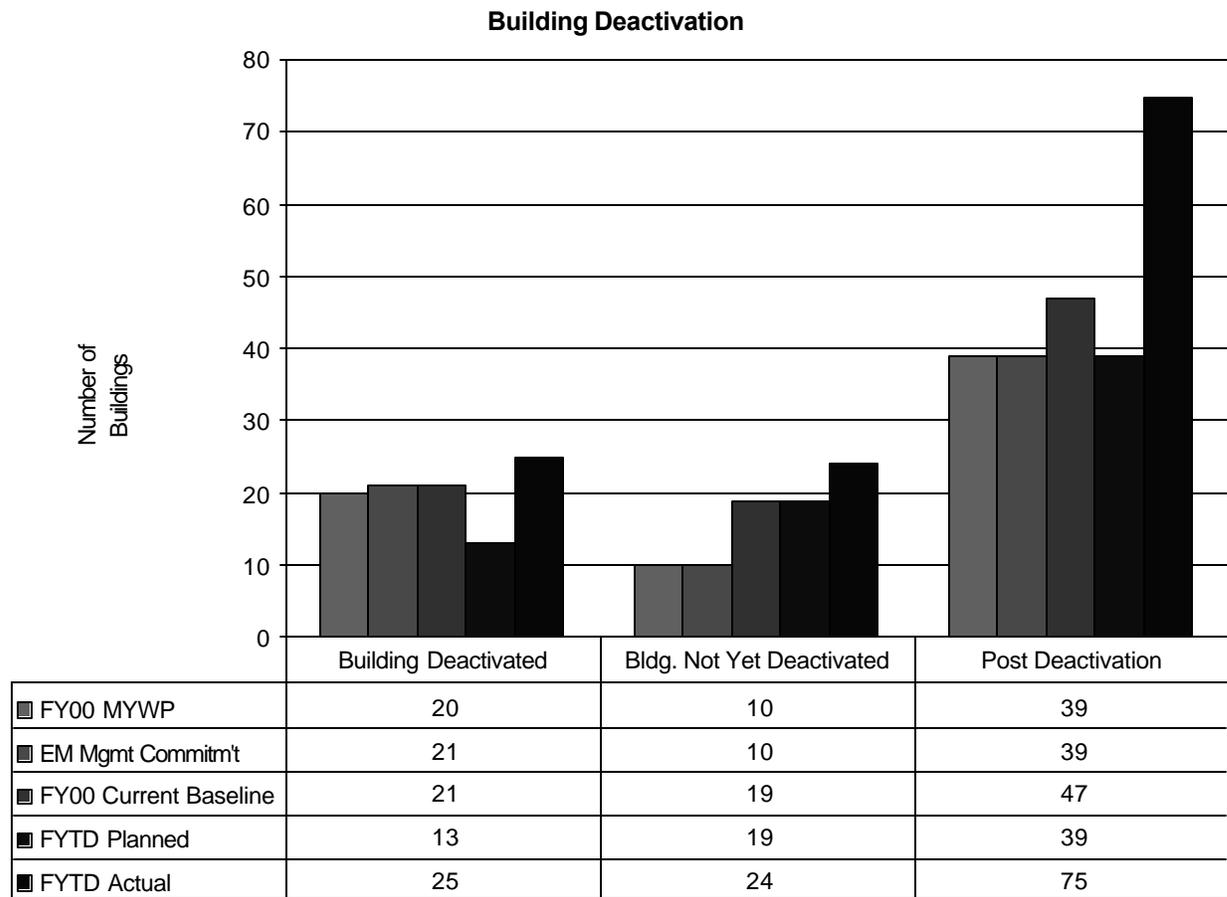
Outcome	Performance Goals	Status
Restore the River Corridor for Multiple Uses & Transition the Central Plateau	Replace 1,500 Feet of 2-inch Sanitary Water Line from 272AW Building Along Canton Ave. in 200 East	Expect to award fixed price contract by July 28, 2000 to support construction completion by September 29, 2000.
	Provide Vegetation and Animal Control to Reduce/Minimize the Spread of Contamination	Spraying Soil Surfactant (Soil Sement) on the burned area in 200 West from the recent Hanford Site Range fire. Approximately 10 acres have been covered to date and an additional 720 acres are planned. Preparing recommendations and a detailed cost estimate for dust control.
	Legacy Site Cleanup	Cleanup of the Well Drilling Slab Yard in 200 East is complete. Two additional Legacy Sites are being cleaned up in FY 2000 that are essentially complete with final punchlist items being worked.
	Complete Installation of 100K/D Emergency Notification Sirens which will Complete the Total Integration of All Outside Sirens	Overall the project is 90 percent complete with all four new sirens installed to date. System checkout and testing will be complete in late July. Project closeout is planned for September 2000.
	Complete Emergency Services Renovation of the 200 Area Fire Station	Demolition of 609C Building for renovation of the living quarters/dormitory area of the fire station was completed February 24, 2000. Construction is continuing with installation of the underground utilities and the building foundation installation. Erection of the new building will begin in August 2000 and supports construction completion as scheduled by April 6, 2001.
	Shutdown Approx. 20 Vacant Office Facilities – Deactivate 25 Vacant Facilities	Sixteen of the planned 20 facilities have been shutdown for the fiscal year and 22 of the planned 25 facilities have been deactivated. Project remains on schedule.
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	A well car is in transit to a vendor in Tennessee for the DOE Shielding Block Program. The work on the removal of the decking on one of the BN Flat Cars has been completed and surveys are ongoing to allow “free release” of this car. Due to the suspension on metal recycling mandated by DOE-HQ, excessing of the cleaned Flat Car may not be feasible at this time. Also, due to contamination on the remaining two BN Flat Cars and the three PX Cars, only one flat car may be transferred to TARC in FY 2000 to stay within the authorized funding for this activity.

KEY INTEGRATION ACTIVITIES

Continue to support RL on the following activities to plan and manage land and resources for the Hanford Site:

- Continue to support RL to establish a Hanford Site Planning Advisory Board made up of cooperating agencies and Tribal representatives to support implementation of the Comprehensive Land Use Plan (CLUP).
- Developing Area and Resource Management Plans (i.e., Landlord Infrastructure Master Plan and Industrial Mineral Resource Management Plan) to support implementation of the CLUP.
- Assisting DOE in identifying mandatory requirements functions, interfaces and relationships for successful long-range planning and management of Site land and resources.
- Coordinating reviews and approvals for the use of land on Site.
- Developing and administering Real Estate documents (e.g., licenses, leases, easements, and permits).

BUILDING DEACTIVATION



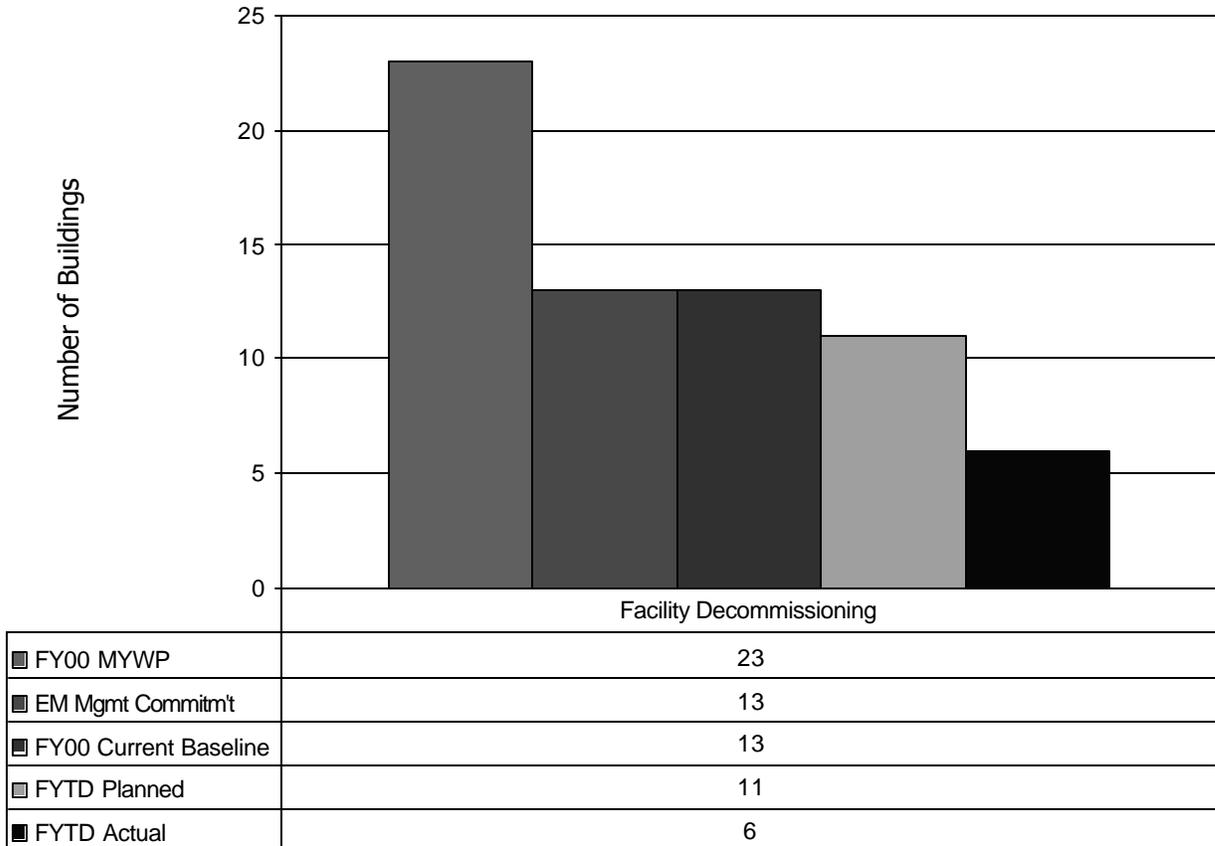
Buildings Deactivated: More buildings were vacated last period than planned and some of those additional buildings were deactivated because the action was simple and relatively inexpensive.

Buildings Not Yet Deactivated: These totals represent a queue with the baseline and planned total being what is expected 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.

Post Deactivation Monitoring: More buildings were vacated this period than planned and were deactivated and are now in post deactivation. Nine buildings were added to the actual count that were vacated but did not require deactivation.

FACILITY DECOMMISSIONING - CLEANUPS

Facility Decommissioning - Cleanups



Facility Decommissioning: Several Facilities have been prepared for the July excess property sale and will be counted in the fourth quarter. The landlord project expects to meet or beat its baseline decommissioning target for FY 2000.