

DOE84FR2

TYPE OF RECORD: PERMANENT
CATEGORY OF RECORD: **CONTRACT**
NAME OF CONTRACTOR: DEPARTMENT OF ENERGY
SUBJECT/PROJECT: REMEDIAL ACTION AGREEMENT
LOCATION: 1135 NORTH 18TH STREET
PARCEL#: 2945-123-25-944
CITY DEPARTMENT: PUBLIC WORKS
YEAR: 1984
EXPIRATION DATE: NONE
DESTRUCTION DATE: NONE

Bendix

**Field Engineering
Corporation**

P.O. Box 1588
Grand Junction, CO 81502
(303) 241-3967

A Subsidiary of
The Bendix Corporation

Gerald J. Ashby
250 N. 5th St.
Grand Junction, CO 81501

June 15, 1984

Dear Mr. Ashby:

VICINITY PROPERTY REMEDIAL ACTION AGREEMENT

Attached is a copy of the Vicinity Property Remedial Action Agreement which has been signed by Theetis V. Hill, Contracting Officer for the Department of Energy. This copy is for your use and retention.

Once the remedial action has been completed, the "Owner Acceptance Form," Appendix C, page C-1, should be signed and returned to this office. An addressed and stamped envelope has been attached for returning the form.

This office appreciates your cooperation in the UMTRA Program; and if you have any questions, please don't hesitate to give me a call at 242-8621, Ext. 393.

Very truly yours,



Melvin L. Scott
GJVP Project Manager

Attachment
As stated

cc: GA Franz III, w/attachment
L Edwards w/attachment
Procurement w/o attachment
M. Tucker w/o attachment

RAACVR.LTR:1

Location #:00112

DOE Agreement No.: DE-R004-83AL24578
DOE/State of Colorado, Cooperative
Agreement No.: DE-FC04-81AL16257
DOE ID NUMBER: GJ-00112-OT

VICINITY PROPERTY
REMEDIAL ACTION AGREEMENT

THIS AGREEMENT, by and among the UNITED STATES OF AMERICA (hereinafter referred to as the "Government"), represented by the United States Department of Energy (hereinafter referred to as the "DOE"), the STATE OF COLORADO (hereinafter referred to as the "STATE"), represented by the COLORADO DEPARTMENT OF HEALTH (hereinafter referred to as the "CDH") and CITY OF GRAND JUNCTION (hereinafter referred to as the "Owner"),

WITNESSETH THAT:

WHEREAS, pursuant to Title I of the Uranium Mill Tailings Radiation Control Act of 1978, Public Law 95-604 (hereinafter referred to as the "Act"), the Government, represented by the DOE, and the State have entered into a cooperative agreement (hereinafter referred to as "Cooperative Agreement") in order to implement a jointly-conducted program of assessment and remedial action at that certain DOE-designated processing site in Mesa County, Colorado, known as the Climax Mill Site, together with associated vicinity properties; and

WHEREAS, the Owner owns and controls a parcel of real property (hereinafter referred to as the "Vicinity Property") described in the map attached hereto as Appendix A; and

WHEREAS, the DOE has designated the Vicinity Property for remedial action and the Owner has agreed to such remedial action under the terms set forth below;

NOW THEREFORE, it is agreed that:

1. Right of Entry, Inspection and Right to Restrict Access.

- a. The Owner owns and controls the Vicinity Property and hereby grants to the State and to the DOE, their authorized representatives, contractors and subcontractors, without payment of any land use charge: (a) right of entry in, across, and over the Vicinity Property to perform remedial action on the Vicinity Property and to take soil samples, perform radiological surveys, and to perform or take any other reasonable action consistent with the expeditious performance and evaluation of such remedial action; and (b) the right to restrict access to, and post appropriate warning signs on, such parts of the Vicinity Property, as may be necessary, in order to facilitate

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remedial action and protect the health and assure the safety of the public: PROVIDED, that such rights are subject to existing easements for public roads and highways, public utilities, railroads and pipelines.

- b. The Owner further grants to the State and to the Government, including the DOE, the Nuclear Regulatory Commission, and the Environmental Protection Agency, and their authorized representatives, the right to periodically enter upon the Vicinity Property at any time in order to inspect the Vicinity Property for the purposes of carrying out this Agreement and enforcing the Act and any rules and regulations promulgated under the Act.
2. Title to Residual Radioactive Materials. The Owner hereby grants to the DOE all right, title and interest in all residual radioactive materials, equipment, vegetation, improvements and other property permanently removed from the Vicinity Property by the State or the DOE, their authorized representatives, agents, contractors and subcontractors, in performing remedial action upon the Vicinity Property.
3. Remedial Action. The remedial action to be performed shall be that which is described in the Vicinity Property Remedial Action Plan attached hereto as Appendix B and incorporated herein by reference, subject to such changes deemed necessary by the State and the DOE during the performance of such remedial action. The Owner shall be informed of all such changes. The remedial action contemplated herein shall be performed by the DOE, its authorized representatives, agents, contractors and subcontractors. The Owner shall not be held liable or have a duty to pay for any of the remedial action work performed hereunder by the DOE, its authorized representatives, contractors and subcontractors. Upon completion of such remedial action work the Owner shall execute the Owner Acceptance Form attached hereto as Appendix C and incorporated herein by reference.
4. Restoration. The DOE shall be responsible for loss or destruction of, or damage to, the Owner's real and personal property caused by the activities of the DOE, its authorized representatives, contractors and subcontractors, in exercising any of the rights granted in this Agreement: PROVIDED, that such responsibility shall be limited to restoration of such real and personal property to a condition comparable to its condition immediately prior to the performance of any remedial action by techniques of backfilling, seeding, sodding, landscaping, rebuilding, repair or replacements indicated in the Vicinity Property

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Remedial Action Plan (Appendix B), and such other methods as may be agreed to by the State, the DOE, and the Owner during the course of remedial action under this Agreement.

5. Release of Liability/Hold Harmless. Subject to the provision of Paragraph 4, Restoration, the Owner, on behalf of himself, his heirs, successors and assigns, hereby: (1) releases the State and the Government from, and holds the State and Government harmless against, any liability or claim thereof by the Owner on behalf of the Owner, his heirs, successors or assigns arising out of the performance of any remedial action on the Vicinity Property; and (2) releases contractors and subcontractors of the Government, and holds contractors and subcontractors of the Government harmless against, any liability or claim thereof by the Owner on behalf of the Owner, his heirs, successors or assigns arising out of the performance of any remedial action on the Vicinity Property, if the Government, by virtue of its contractual relationship, would be ultimately financially responsible for such liability or claim. For purposes of this Agreement the term "subcontractors" includes all tiers of subcontracts.
6. State or Government-Owned Property. Except for title to personal property brought to the Vicinity Property by the DOE or the State in order to restore the Vicinity Property pursuant to the Vicinity Property Remedial Action Plan (Appendix B) or Paragraph 4, Restoration, title to all personal property brought to the Vicinity Property by the State or the Government, or their authorized representatives, contractors or subcontractors, during the term of this Agreement shall remain in the State or the Government, as appropriate, and such title shall not be affected by incorporation or attachment thereof to any property not owned by the State or the Government, nor shall personal property, or any part thereof, become a fixture or lose its identity or personalty by reason of affixation to any realty. The Owner shall not be liable for any loss of or damage to such State or Government personal property, or for expenses incidental to such loss or damage, except that the Owner shall be responsible for any such loss or damage (including expenses incidental thereto) which results from the willful misconduct or lack of good faith of the Owner.
7. Permits and Licenses. The State and the DOE, their authorized representatives, contractors and subcontractors, shall obtain all necessary permits or licenses and abide by all applicable Government, State, and Local laws, regulations and ordinances.

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8. Lessee/Sublessee Consent. If the Vicinity Property is subject to any leases or subleases, the Owner shall obtain the consent of the lessees and sublessees, as appropriate, to enter into this Agreement. Such consent shall be evidenced by the signatures of the lessees and sublessees in the space provided on the Lessee/Sublessee Consent Page of the Agreement. Such consent shall constitute the unconditional agreement, by each lessee or sublessee, with all terms and conditions of this Agreement, including but not limited to: the terms and conditions regarding right of entry and inspection, right to restrict access, transfer of title to residual radioactive materials and other property permanently removed from the Vicinity Property, title to State or Government-owned property, notice to subsequent purchasers, term and termination, and appropriations; Appendix A; Appendix B; and Appendix C. By such consent, each lessee or sublessee, on behalf of himself, his heirs, successors and assigns, hereby: (1) releases the State and the Government from, and holds the State and Government harmless against, any liability or claim thereof by the lessee or sublessee on behalf of the lessee or sublessee, his heirs, successors or assigns arising out of the performance of any remedial action on the Vicinity Property; and (2) releases contractors and subcontractors of the Government, and holds contractors and subcontractors of the Government harmless against, any liability or claim thereof by the lessee or sublessee on behalf of the lessee or sublessee, his heirs, successors or assigns arising out of the performance of any remedial action on the Vicinity Property, if the Government, by virtue of its contractual relationship, would be ultimately financially responsible for such liability or claim. For purposes of this Agreement, the term "subcontractors" includes all tiers of subcontracts.
9. Binding Effect. The provisions of this Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the Owner. Except to the extent lessees and sublessees have consented to this Agreement pursuant to Paragraph 8, Lessee/Sublessee Consent, the Owner shall: (1) notify the State Site Representative or the Contracting Officer as designated in the signature block below, if the Vicinity Property is, or at any time during the term of this Agreement should become, leased, sold, or otherwise transferred to a party other than the Owner; and (2) give written notice to any purchaser, lessee, or transferee of the applicability of the rights of the State and the Government contained in this Agreement when such purchase, lease, or transfer takes place during the term of this Agreement.

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10. Notice to Subsequent Purchasers. The State shall take such action as may be necessary, pursuant to DOE regulations and with the informed consent of the Owner by virtue of his or her execution of this Agreement, to assure that any person who purchases the Vicinity Property shall be notified, through the public land records, prior to the purchase, of the nature and extent of residual radioactive materials removed from the Vicinity Property, including the condition of the Vicinity Property after such action.
11. Covenant Against Contingent Fees. The Owner warrants that no person or selling agency has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, except bona fide employees or bona fide established commercial or selling agencies maintained by the Owner for the purpose of securing business. For breach or violation of this warranty, the DOE and the State shall have the right to annul this Agreement without liability or in its discretion to recover from the Owner, the full amount of such commission, percentage, brokerage, or contingent fee.
12. Officials Not to Benefit. No member of or delegate to Congress, or resident commissioner, shall be admitted to any share or part of this Agreement, or to any benefit that may arise therefrom; but this provision shall not be construed to extend to this Agreement if made with a corporation for its general benefit.
13. Health and Safety. The State and the DOE, their authorized representatives, contractors and subcontractors, shall use their best efforts to protect the health and assure the safety of the public during performance of remedial action under this Agreement.
14. Term and Termination
 - a. The term of this Agreement shall commence on the effective date hereof and shall continue, unless sooner terminated hereunder, until the remedial action upon the Vicinity Property is completed and certification by the DOE, through radiological measurements deemed appropriate by the DOE, that the Vicinity Property meets the applicable radiation standards promulgated by the U. S. Environmental Protection Agency (40 CFR Part 192) for the protection of the public health, safety and environment.

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- b. The State and the DOE may terminate this Agreement at any time and for any reason, and such termination shall be effected by delivery, by the State or the DOE, or both, to the Owner of a Notice of Termination specifying the reason for the termination and the date upon which such termination becomes effective: PROVIDED, that this Agreement shall not be so terminated until such time as the State and the DOE restore the Vicinity Property to a condition comparable to its condition immediately prior to the performance of any remedial action thereon under this Agreement.
15. Appropriations and Expenditures. To the extent that provisions of this Agreement call for the expenditure of appropriated funds in fiscal years subsequent to the current fiscal year, such provisions shall be subject to the availability of funds, appropriated by both Congress and the State, which may be legally expended for such purposes.
16. Effective Date. The effective date of this agreement shall be the date of execution by the State of Colorado, the DOE, and the Owner, whichever date is the latest.
17. Appendices. The following Appendices are attached to and made a part of this Agreement:
- Appendix A - Vicinity Property Map and Legal Description;
Appendix B - Vicinity Property Remedial Action Plan;
Appendix C - Owner Acceptance Form

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement in several counterparts.

THE STATE OF COLORADO
Department of Health

THE UNITED STATES OF AMERICA
U. S. DEPARTMENT OF ENERGY

By: *A. J. Hazle*
A. J. Hazle
Radiation Control Division
Colorado Department of Health

By: *Theetis V. Hill*
Theetis V. Hill
U. S. Department of Energy
Albuquerque, New Mexico

Date: May 30, 1984

Date: June 4, 1984

OWNER _____

OWNER: CITY OF GRAND JUNCTION

By: _____
(Signature)

By: *Derald G. Peck*
(Signature)

(Title)

City Manager
(Title)

(Company)

(Company)

Date: _____

Date: 6-19-84

ATTEST: *Deva B. Lockhart, CMC*
(Signature) City Clerk

(Title)

(Company)

Date: _____

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LESSEE/SUBLESSEE CONSENT PAGE

THE FOLLOWING LESSEES AND SUBLESSEES OF THE VICINITY PROPERTY HAVE CONSENTED TO THIS AGREEMENT AFTER READING AND ACKNOWLEDGING ALL TERMS AND CONDITIONS OF THIS AGREEMENT.

NAME:

INTEREST:

1.	_____	_____
	(Print or Type Name)	(Lessee or Sublessee)
	_____	_____
	(Signature)	(Address)
	_____	_____
2.	_____	_____
	(Print or Type Name)	(Lessee or Sublessee)
	_____	_____
	(Signature)	(Address)
	_____	_____
3.	_____	_____
	(Print or Type Name)	(Lessee or Sublessee)
	_____	_____
	(Signature)	(Address)
	_____	_____

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APPENDIX A

VICINITY PROPERTY MAP
AND
LEGAL DESCRIPTION

Description of Premises: Fire Station

Street Address: 1135 North 18th Street, Grand Junction, CO

Schedule No.: 2945-123-25-944

Legal Description: Lots 9 through 11, inclusive, Block 7, Elmwood Plaza. Refile Section 12, 1 South, 1 West and East half vacated alley adjacent to Lot 11 on the West.

Vicinity Property Map: Refer to the following drawing(s) (print(s)) attached to this agreement and incorporated herein by reference: BFEC Drawing #3B-239-T1, #3B-239-F1, #3B-239-A1 through A5.

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APPENDIX B

VICINITY PROPERTY
REMEDIAL ACTION PLAN

Surveys have shown that low-level radioactive contamination exists on the Vicinity Property. In order to meet the criteria established for contaminated vicinity properties associated with the Climax Mill site, it will be necessary to remove residual radioactive material and, as may be required, such plantings and property improvements on the Vicinity Property within the shaded and cross hatched areas as shown in Appendix A.

Following removal of residual radioactive and other contaminated material and verification by the DOE that the Vicinity Property meets applicable radiological criteria, the Vicinity Property will be restored as reasonably practical to its condition as of the start of the remedial action. Best efforts will be made to minimize disruptions and inconveniences to the Owner.

On this Vicinity Property it is anticipated that the following improvements will be affected: excavation, backfill, grading, interior floor removal and reconstruction.

The following sequence of remedial action operations is anticipated for this Vicinity Property:

- A. Radiological measurements to precisely establish and mark, contamination limits to guide the excavation.
- B. Photography of existing property conditions for verification during restoration work.
- C. Installation of a temporary safety/security fence around the excavation site where required.
- D. Remedial Action at this location will be performed in three phases to accommodate partial occupancy of the structure at all times. Work to be performed in each sequential phase is as follows:

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1) Phase I - Interior Work Only

Construct an insulated dust-tight barrier in the garage between Phase I and Phase II construction areas, and saw cut the floor slab as shown on BFEC Drawing #3B-239-A1. Remove the south section of the garage and utility room floor slab, and excavate tailings from beneath to depths indicated on the drawings. Backfill the excavated area and reconstruct in accordance with BFEC Drawing #3B-239-A1, A3 and A5.

2) Phase II - Interior and Exterior Work

Move the insulated dust-tight barrier onto the newly placed floor slab of Phase I. Remove the remaining interior concrete floor slab and excavate tailings from beneath as shown on the drawings. Support undermined slab areas (load bearing and non-load bearing partitions) and the concrete pipe trench in accordance with BFEC Drawing #3B-239-A1. Backfill and reconstruct all excavated areas in accordance with BFEC Drawing #3B-239-A1.

Remove the concrete city sidewalk from the intersection of the alley and 18th Street to the east of the concrete driveway approach; excavate tailings from beneath as shown on the drawings. Remove the lawn sprinklers from within the exterior remedial action areas; excavate lawn and tailings as shown on BFEC Drawing #3B-239-F1. Remove the concrete sidewalk east, north and northeast sides of the structure; excavate tailings from beneath as shown on BFEC Drawing #3B-239-F1.

The Contractor is required to obtain Grand Junction City permission and/or permits for areas in right-of-ways. Permits are required for the removal and replacement of city sidewalks. The Contractor doing the work must be licensed by the Department of City Streets, Curbs and Gutters.

3) Phase III - Exterior Only

Remove the east concrete driveway from the structure extending to 18th Street (tailings in concrete only). Reconstruct the driveway in accordance with the specifications and as shown on BFEC Drawing #3B-239-F1.

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4) Mechanical and Electrical

The heating system for this structure is located in one area not involved with remedial action; the Contractor is required to protect this equipment from damage (dust, etc.) that may result during remedial action work.

Sewer, water and electrical conduit lines penetrating the floor slab as shown on BFEC Drawing #3B-239-F1. The Contractor is required to verify locations of these lines and exercise caution to prevent damage to these lines during remedial action work; electrical and mechanical systems must remain operable at all times. All sub-floor pipes and lines are to be cleaned of encrusted tailings, and any such items damaged by corrosion or acts of the Contractor will be replaced. Insulate appropriate sub-floor pipes, backfill and reconstruct as shown on BFEC Drawing #3B-239-F1.

- E. Excavation of contaminated soil from the affected areas. Dust control measures will be used during excavation and loading in order to minimize airborne contamination as well as dust. Continuous radiological monitoring of the excavated surface will be performed in order to determine when sufficient material has been removed. Covered dump trucks will be used to transport the residual radioactive and other contaminated materials from the Vicinity Property to the Climax mill site. Underpinning of building foundations will be performed where necessary due to excavation.
- F. Radiological sampling and analysis of the excavation will be performed by the DOE in order to certify that residual radioactive or other contaminated material has been removed from the Vicinity Property. It is anticipated that the time required for sampling and analysis prior to backfilling will be one week or less.
- G. Restoration of any utility service lines disturbed during cleanup work and inspection to assure that they function properly as well as meet local code requirements.
- H. Backfilling of the affected areas to their original grades prior to the start of fixture replacement and landscaping where required.

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- I. Re-establishment of interior and exterior concrete work, such as sidewalks, steps, drive, slabs, patio, and walls where removed by the remedial decontamination.
- J. Importing and finish grading of a minimum of six (6) inches of topsoil in those areas to be landscaped.
- K. Landscaping of the property to closely resemble the condition prior to beginning remedial action. Lawns will be replaced with sod (if applicable).
- L. Return or replacement of property items removed during the course of remedial action.
- M. Removal of temporary safety/security fencing, if installed.
- N. Final inspection and approval (Owner will be included).

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APPENDIX C

OWNER ACCEPTANCE FORM

The undersigned Owner(s) of the Vicinity Property subject to the DOE Vicinity Property Remedial Action Agreement NO. DE-R004-83AL24578 acknowledge(s) that the remedial action described in The Vicinity Property Remedial Action Plan (Appendix B) of said Agreement has been satisfactorily performed and the DOE and the State have no further obligation under said Agreement except:

1. The DOE must officially certify, in accordance with the DOE policy implementing Public Law 95-604, that remedial actions on the Vicinity Property are in compliance with applicable radiation standards promulgated by the U. S. Environmental Protection Agency for the protection of the public health, safety and environment.
2. The DOE, for the benefit of the Owner(s), shall use its best efforts to enforce any warranties or guarantees, express or implied, which the Government or its prime contractors are entitled to in connection with failure of remedial action work caused by omission of materials, defective materials or poor workmanship, or improper workmanship.

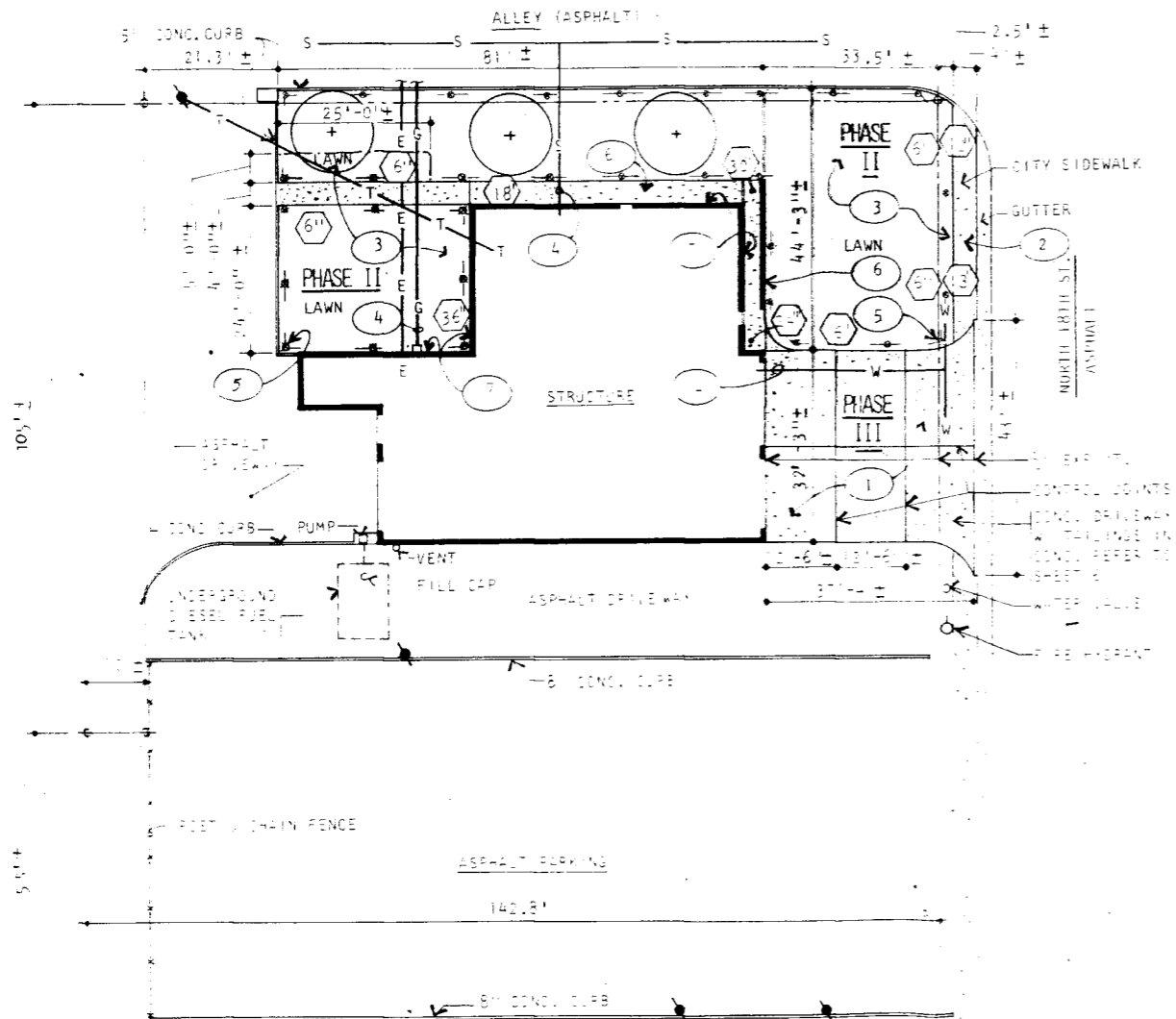
OWNER: _____

OWNER: CITY OF GRAND JUNCTION

DATE: _____

DATE: _____

FIRSTA.NO2:G-1



GENERAL NOTES:

THE CONTRACTOR IS REQUIRED TO ACQUAINT HIMSELF W/ THE SPECIFICATIONS TO INCLUDE DIVISIONS 1 THRU 16, AND THE GENERAL CONDITIONS.

THE TAILINGS DEPTHS AND LOCATIONS ARE APPROXIMATE, DERIVED FROM FIELD EXPLORATIONS.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND UTILITIES IN THE FIELD.

UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL DELIVER ONE COPY OF THE DRAWINGS MARKED TO RECORD ALL CHANGES MADE DURING THE PERFORMANCE OF THE WORK, TO THE CITY.

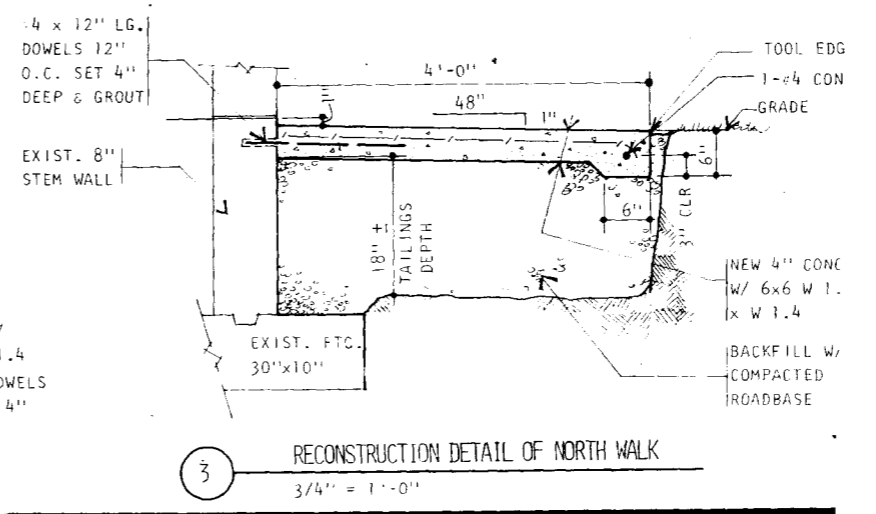
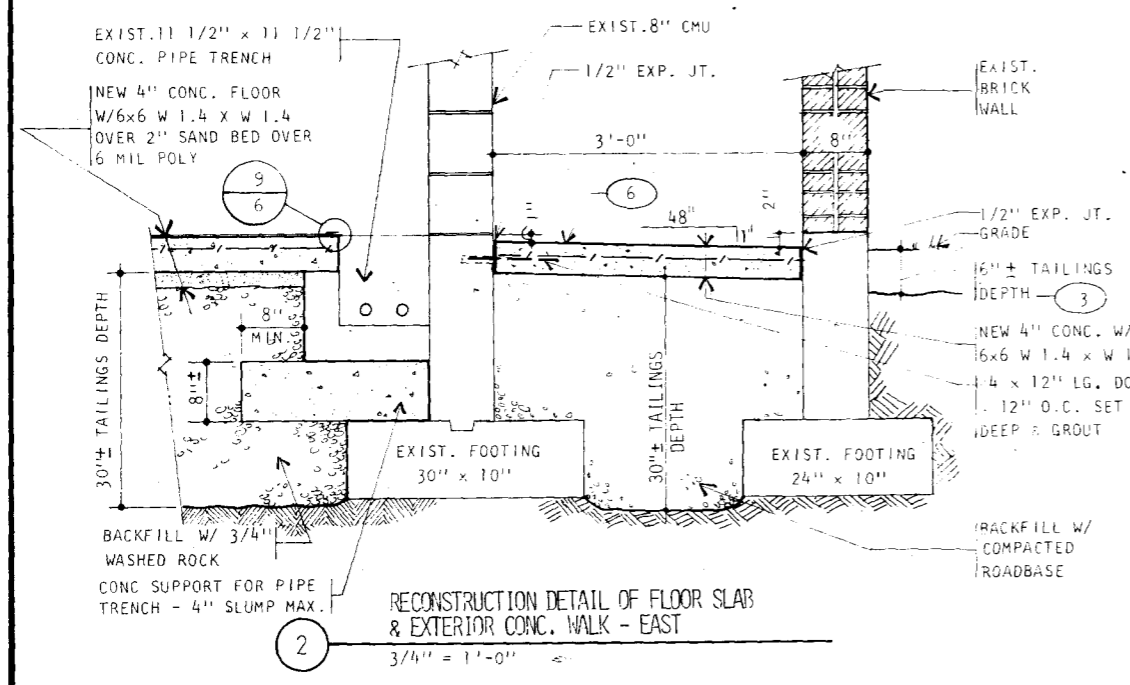
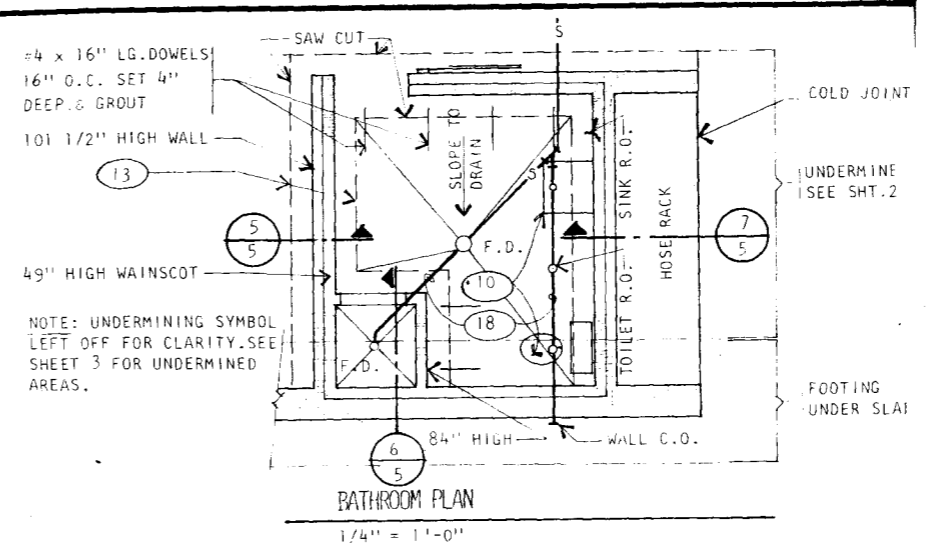
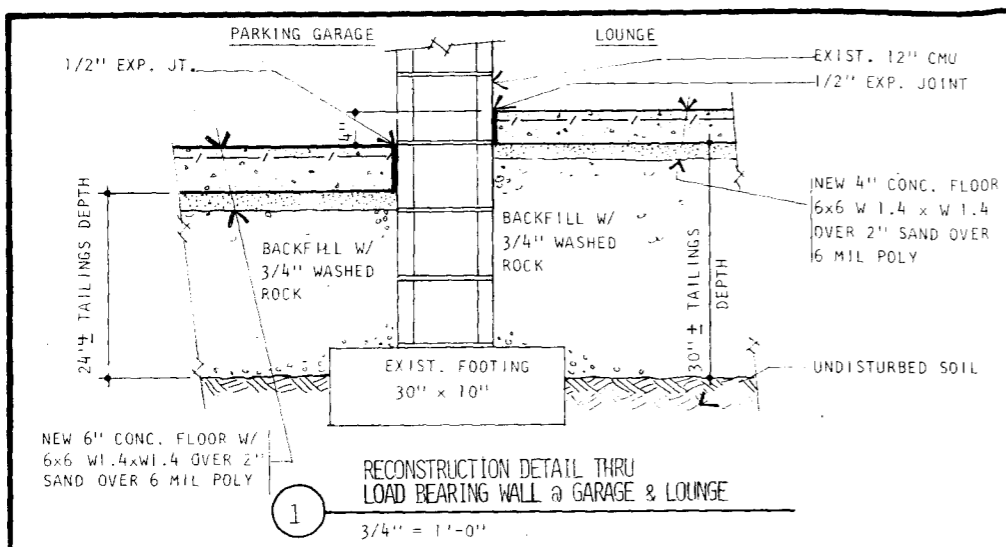
- LEGEND:**
- TAILINGS TO BE REMOVED
 - UNDERMINE, REMOVE TAILINGS
 - DESIGN NOTES - SHEET
 - TAILINGS DEPTHS
 - APPROX. TAILINGS BOUNDARY
 - PROPERTY LINE
 - SEWER LINE - UNDERGROUND
 - WATER LINE - UNDERGROUND
 - GAS LINE - UNDERGROUND
 - ELECTRIC LINE - OVERHEAD
 - TELEPHONE LINE - OVERHEAD
 - SPRINKLER LINE - UNDERGROUND
 - UTILITY POLE
 - CONCRETE
 - CONCRETE W/ASPHALT UNIT - ONE
 - DETAIL NO.
 - SHEET NO.
 - TREE



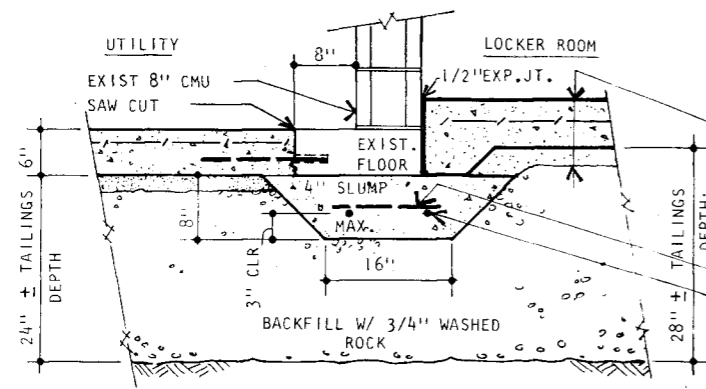
PLOT PLAN

1" = 20'-0"

DEPARTMENT OF ENERGY	
NEW	FIRE STATION # 2
W/M	
ESP	
ARIX	00112
	38-239-F1 2 7



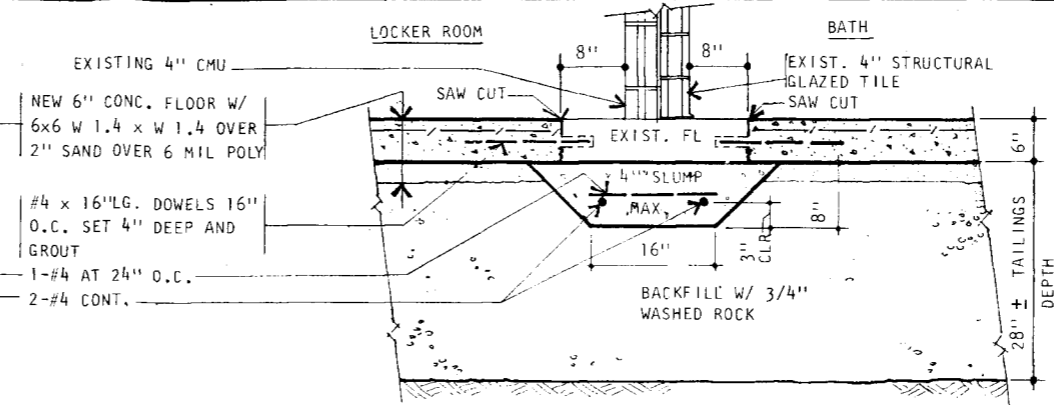
DEPARTMENT OF ENERGY	
WFM	FIRE STATION # 2
MWM	00112
EAP	3B-239-A2
ARIX	



RECONSTRUCTION DETAIL THRU WALL @ UTILITY ROOM & LOCKER ROOM

4

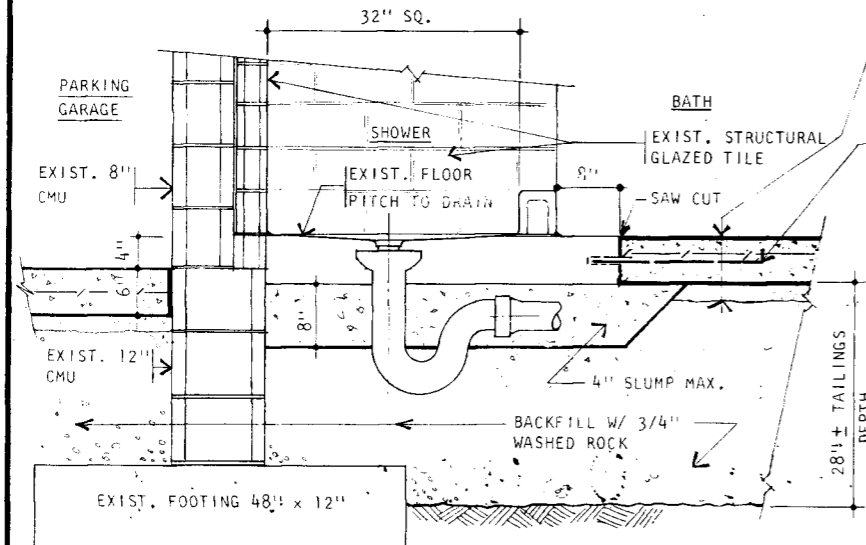
3/4" = 1'-0"



RECONSTRUCTION DETAIL THRU WALL @ LOCKER ROOM AND BATHROOM

5

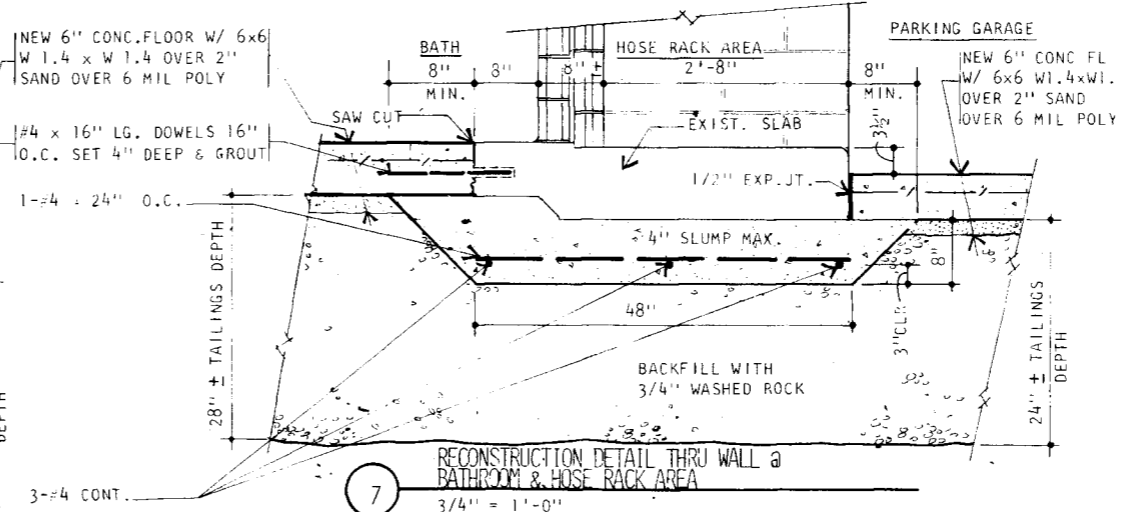
3/4" = 1'-0"



RECONSTRUCTION DETAIL OF CENTER LOAD BEARING WALL @ SHOWER

6

3/4" = 1'-0"

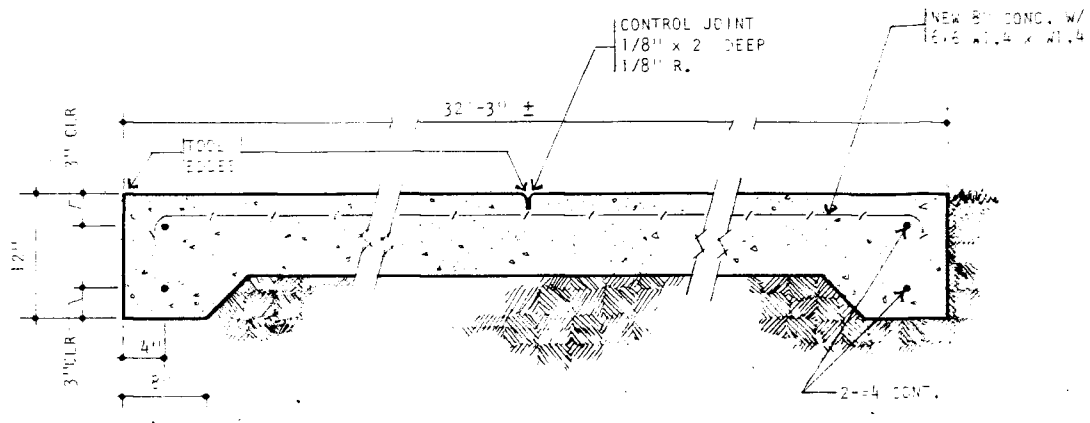


RECONSTRUCTION DETAIL THRU WALL @ BATHROOM & HOSE RACK AREA

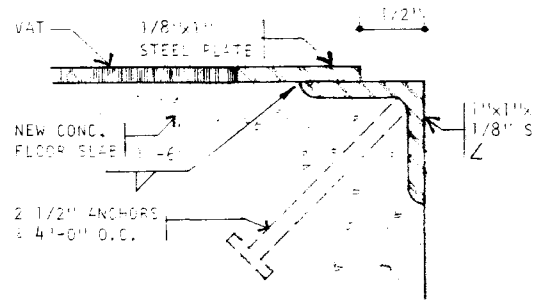
7

3/4" = 1'-0"

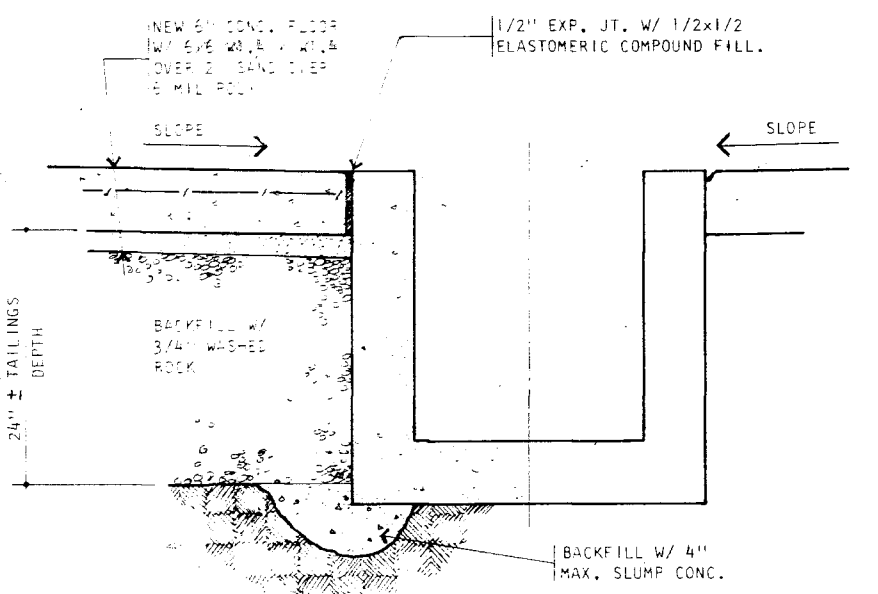
U.S. DEPARTMENT OF ENERGY	
WFM	MWM
EAP	
FIRE STATION # 2	
ARIX	00112
	38-239-A3



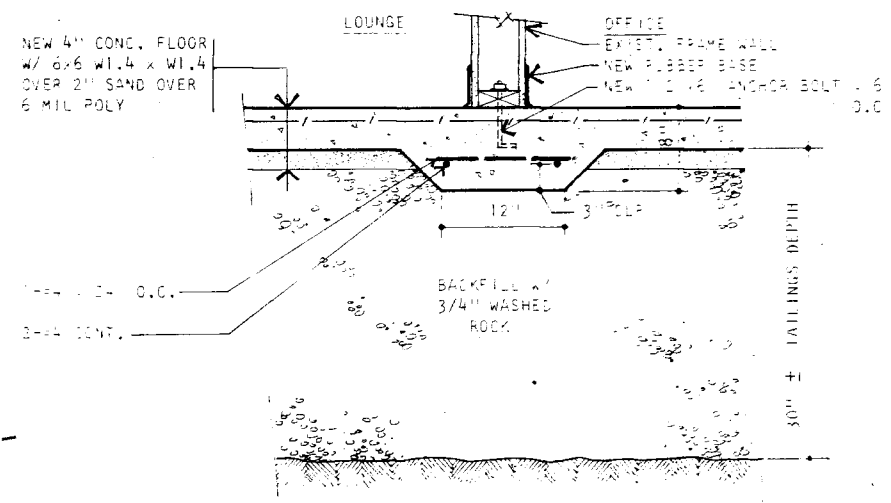
9 CROSS SECTION OF DRIVEWAY
1" = 1'-0"



9 DETAIL
FULL SCALE



10 CROSS SECTION OF SUMP
1" = 1'-0"



11 RECONST. DETAIL THRU LOAD BEARING WALL @ OFFICE & LOUNGE
1" = 1'-0"

DEPARTMENT OF ENERGY	
WFM	FIRE STATION # 2
MWK	
FPV	
TRM	
ARIX	
88-233-24	

DESIGN NOTES:

- 1 REMOVE 8" CONC. DRIVEWAY (TAILINGS MIXED IN CONC.) LEVEL OUT, SMOOTH AND COMPACT DISTURBED AREAS OF SUB-BASE. PLACE NEW 8" CONC. DRIVEWAY AS PER SHEET 2 & SHEET 6 DETAIL # 8. STEEL TROWEL SMOOTH & BROOM FINISH.
- 2 REMOVE 4" CONC. SIDEWALK. EXCAVATE TAILINGS TO DEPTHS INDICATED ON SHEET 1. BACKFILL W/ COMPACTED ROADBASE. PLACE NEW 4" CONC. SIDEWALK & FINISH TO MATCH EXIST. CONTRACTOR IS REQUIRED TO GET PERMITS, DRAWINGS & SPECIFICATIONS FROM THE GRAND JUNCTION STREETS DEPARTMENT BEFORE BEGINNING WORK.
- 3 EXCAVATE SOD & TAILINGS TO DEPTHS INDICATED ON SHEET 1. BACKFILL W/ WATER SETTLED TOPSOIL & RESOD TO MATCH EXISTING GRADE. AREAS EXCAVATED OVER 12" IN DEPTH, ARE TO BE BACKFILLED W/ COMPACTED ROADBASE TO WITHIN 12" OF FINAL GRADE. FINISH BACKFILLING W/ WATER SETTLED TOPSOIL & RESOD TO MATCH EXISTING GRADE. CONTRACTOR IS REQUIRED TO GET GRAND JUNCTION CITY PERMISSION &/OR PERMITS FOR AREAS IN RIGHT-OF-WAYS &/OR AREAS BETWEEN PROPERTY LINE & CURBS OR STREETS THAT ARE NORMALLY MAINTAINED BY PROPERTY OWNER.
- 4 UTILITY LINES ENCOUNTERED IN EXCAVATED AREAS ARE TO BE CLEANED OF ALL TAILINGS ENCRUSTED ON LINES. DAMAGED LINES TO BE REPAIRED. BACKFILL AROUND UTILITY LINES W/ SAND AS PER CODE & SPECIFICATIONS. FINISH BACKFILLING W/ RELATED FILL OF THE AREA INVOLVED.
- 5 REMOVE SPRINKLER SYSTEM FROM REMEDIAL ACTION AREA. REPLACE TO MATCH EXIST. AFTER TAILINGS REMOVAL. CHECK SYSTEM FOR LEAKS OR BLOCKAGES. REPAIR ANY DAMAGED LINES OR SPRINKLER HEADS. BACKFILL AROUND SYSTEM W/ CARE. RECHECK SYSTEM AFTER FINAL LANDSCAPING & MAKE ANY NECESSARY REPAIRS.
- 6 REMOVE 4" CONC. SIDEWALK. EXCAVATE TAILINGS TO DEPTHS INDICATED ON SHEET 1. BACKFILL & PLACE NEW 4" CONC. SIDEWALK AS PER DETAILS # 2 & 3 OF SHEET 4. STEEL TROWEL & BROOM FINISH.
- 7 CONTRACTOR IS REQUIRED TO DAMPPROOF ALL EXTERIOR SURFACES OF FOUNDATION WALLS EXPOSED BY TAILINGS REMOVAL AS PER SPECS.
- 8 REMOVE LOCKERS, STORE & PROTECT FROM DAMAGE. REPLACE & MAKE ANY NECESSARY REPAIRS TO BRING BACK TO EXISTING CONDITION AFTER REMEDIAL ACTION.
- 9 DISCONNECT PLUMBING & REMOVE COMBINATION SINK & STORAGE UNIT. STORE & PROTECT FROM DAMAGE. REPLACE & RECONNECT PLUMBING. TEST FOR LEAKS & OPERATION. MAKE ANY NECESSARY REPAIRS TO BRING BACK TO EXIST. CONDITION.
- 10 DISCONNECT PLUMBING & REMOVE WALL HUNG SINK & TOILET. STORE & PROTECT FROM DAMAGE. SEAL OPENINGS TO DRAIN & SEWER LINES TO PREVENT DEBRIS FROM ENTERING SYSTEM. REPLACE FIXTURES & RECONNECT PLUMBING. TEST FOR LEAKS & OPERATION. MAKE ANY NECESSARY REPAIRS TO BRING BACK TO EXISTING CONDITION.
- 11 DISCONNECT GAS LINE & ELECTRICAL CONNECTIONS TO STANDBY GENERATOR. REMOVE GENERATOR, STORE & PROTECT FROM DAMAGE. REPLACE & RECONNECT ELECTRIC & GAS. TEST FOR OPERATION. MAKE ANY NECESSARY REPAIRS TO BRING BACK TO PROPER OPERATING CONDITION.
- 12 REMOVE 6" CONC. FLOOR EXCEPT IN AREAS CALLED FOR UNDERMINING. EXCAVATE TAILING TO DEPTHS INDICATED ON SHEET 3. FINE CLEAN BOTTOM OF EXCAVATION BY SWEEPING & VACUUMING. BACKFILL & PLACE NEW 6" CONC. FLOOR AS PER DETAILS ON SHEET 4 & 5. STEEL TROWEL SMOOTH.
- 13 SAW CUT CONC. FLOOR 4" DEEP & BREAK. SUPPORT CONC. W/ 4x4 POSTS & PADS BEARING ON UNDISTURBED SOIL. FINE CLEAN TAILINGS FROM BOTTOM OF SLAB. BACKFILL & PLACE NEW CONC. FOOTING AS PER DETAILS ON SHEETS 5 & 6. ALL CONTINUOUS REBAR TO BE ANCHORED INTO EXISTING CONC. FOOTINGS OR CONC. STEM WALLS 4" DEEP & GROUTED. IF BLOCK STEM WALL, BREAK OUT SHELL FACE, & GROUT CORE SOLID.
- 14 REMOVE 4" CONC. FLOOR. EXCAVATE TAILINGS TO DEPTHS INDICATED ON SHEET 3. FINE CLEAN BOTTOM OF EXCAVATION BY SWEEPING & VACUUMING. BACKFILL & PLACE NEW 4" CONC. FLOOR AS PER DETAILS ON SHEET 4. STEEL TROWEL SMOOTH.
- 15 UNDERMINE CONCRETE PIPE TRENCH. SUPPORT AS REQUIRED W/ CMU'S. SET W/ CORES HORIZONTAL. FINE CLEAN TAILINGS FROM CONC. SURFACES. BACKFILL, PLACE CONC. & VIBRATE INTO VOID AS PER DETAIL # 2 SHEET 4.
- 16 WOOD FRAMED LOAD BEARING WALLS. BREAK CONC. FROM BENEATH WALLS & EXCAVATE TAILINGS. SUPPORT WALLS AS WORK PROGRESSES W/ 4x4 POSTS & PADS SET ON UNDISTURBED SOIL. A MAX. OF 3' O.C. BACKFILL & PLACE NEW CONC. FOOTING AS PER DETAIL # 11 SHEET 6. CONTINUOUS REBAR TO BE ANCHORED AS PER DESIGN NOTE # 13.
- 17 WOOD FRAMED NON LOAD BEARING WALLS. BREAK CONC. FROM BENEATH WALLS & EXCAVATE TAILINGS. SUPPORT WALLS AS WORK PROGRESSES W/ 4x4 POSTS & PADS SET ON UNDISTURBED SOIL. A MAX. OF 4' O.C. BACKFILL TO WITHIN 4" OF BOTTOM OF PARTITION & FLOAT CONC. UNDER PARTITION TO GIVE SOLID BEARING FOR BOTTOM WALL PLATES.
- 18 UTILITY LINES ENCOUNTERED IN EXCAVATED AREAS ARE TO BE CLEANED OF ALL TAILINGS ENCRUSTED ON LINES. DAMAGED LINES & POOR JOINTS TO BE REPAIRED. SUPPORT LINES W/ CMU'S TO MAINTAIN EXIST. SLOPE AS WORK PROGRESSES. COPPER LINES TO BE PROTECTED IN ACCORDANCE W/ CODE. BACKFILL TO BE COMPACTED AROUND UTILITY LINES IN ACCORDANCE W/ CODE.
- 19 BREAK AND REMOVE 6" CONC. FLOOR FROM AROUND SUMP. EXCAVATE TAILINGS TO DEPTH INDICATED ON SHEET 1. UNDERMINED AREAS OF SUMP TO BE BACKFILLED W/ 4" MAX. SLUMP CONC. FINE CLEAN CONC. SURFACES OF SUMP. GROUT FILL & FINISH SMOOTH DAMAGED SURFACES. BACKFILL & PLACE NEW 6" CONC. FLOOR AROUND SUMP AS PER DETAIL # 10 ON SHEET 6.

U.S. DEPARTMENT OF ENERGY	
WFH	
MWM	
FAP	
FIRE STATION # 2	