



**U.S. DEPARTMENT OF
ENERGY**

**Legacy
Management**

**REQUEST FOR EXPRESSION OF INTEREST
Lease to construct Solar Photovoltaic System on Federal land**

INTRODUCTION

The S.M. Stoller Corporation (Stoller), operating as the Office of Legacy Management (LM) Support Contractor for the U. S. Department of Energy (DOE) is requesting an Expression of Interest from prospective Lessees (teams, joint ventures, etc.) that would be interested in leasing government-owned land near Durango, CO to construct a solar photovoltaic (PV) system.

DOE created LM in 2003 to manage sites where DOE's mission is complete and to ensure the future protection of human health and the environment. A part of the LM mission is to make excess lands available for beneficial reuse. The Durango, CO site has been approved for reuse and construction of a solar PV system.

SUBMISSION DATE AND TIME:

Expressions of interest are due by 4:30 PM MDT Friday, September 9, 2011, and shall be e-mailed to contracts@lm.doe.gov or faxed to (970) 248-6320, or surface-mailed to

S.M. Stoller Corporation
2597 Legacy Way
Grand Junction, CO 81503
Attn: Rex D. Sellers - Response for EOI #6008STOL

Questions concerning this Expression of Interest shall be proposed in writing and e-mailed to [contracts @lm.doe.gov](mailto:contracts@lm.doe.gov) or faxed to (970) 248-6320 (Attn: Rex D. Sellers)

REQUESTED RESPONSE:

1. Interested

- Provide information regarding your company; past experience constructing solar PV systems; ability to secure reclamation bond; size of system conceptually planned for site.

2. Not interested

- Provide comments or suggest changes that would enhance your interest in this lease.

This is a request for information only and does not constitute a commitment, implied or otherwise, that either DOE or Stoller will take procurement action in this manner. Further, neither DOE nor Stoller will be responsible for any cost incurred in furnishing the information requested.

PURPOSE:

The intent of this EOI is to obtain information on developers' interest in leasing federally-owned land near Durango, CO to construct and operate a solar PV facility. The Durango site contains a uranium mill tailings disposal cell that is covered with 7 feet of soil and rock to stabilize and isolate the tailings from the environment.

DOE has completed a Final Environmental Assessment (FEA), in accordance with the beneficial reuse conditions documented in the LTSP for the Durango UMTRCA site, and on June 9, 2011, the Findings of No Significant Impacts (FONSI) was signed. The FEA and FONSI are available at <http://nepa.energy.gov>. LM determined in the FONSI that the proposed action of using the surface of the disposal cell and other previously disturbed areas would not impact the cell and would have only minor short-term impacts. LM is now pursuing leasing the land to another entity to construct and operate the PV system. The lease will be for a revocable 20-year period with one 5-year option.

BACKGROUND

The Durango site is located in southwestern Colorado in La Plata County, approximately 3.5 road-miles from the city of Durango. The location of the property is shown in Figure 1. Access to the site is across maintained gravel county roads. The site is not fenced because of the surrounding rough terrain. A gated driveway is the only practical access into the site. Several electrical transmission lines owned by Tri-State Generation and Transmission Association and the local utility, La Plata Electric Association (LPEA), cross the southwest corner of the site. The 120.6-acre site contains a 40-acre disposal cell that has an 18-acre cover that is sloped 1.5 to 2 percent. Surrounding areas have been disturbed during construction of the cell. Approximately 3.5 acres west and south of the cell could be graded to allow development. A total of 21.5 acres is available for a solar PV system.

The site is regulated for use as a uranium mill tailings disposal cell under a general license issued to DOE by the Nuclear Regulatory Commission (NRC). Conditions of the license (ground water monitoring, inspections, etc.) are dictated through the terms in a LTSP. Changes have been approved by the NRC in the LTSP to allow for beneficial reuse of the site and construction of a solar PV system. The LTSP is available online at <http://www.lm.doe.gov/Durango/Disposal/Documents.aspx>

The attached appendix to the draft lease contains minimum technical requirements that must be met, in accordance with the LTSP beneficial reuse conditions. The top of the disposal cell cannot be graded nor can the soil be penetrated except for several reasons as

cited. LM will require that the developer meet all applicable local, state, and federal regulations.

SUMMARY OF MINIMUM TECHNICAL REQUIREMENTS

The following design criteria are protective measures to ensure that the performance of the disposal cell would remain unchanged. In addition, several criteria are included in this section that are protective of a cultural resource, wildlife, and vehicle safety related to potential traffic congestion during installation or removal of the System. These criteria would be stated in a lease.

i) Disposal Cell Cover

- Overall integrity of the disposal cell cover must remain intact;
- No grading can be done on the disposal cell cover;
- Rock armor on the channels and side slopes shall not be disturbed. An access road to the cell cover can be built across the northern diversion channel (Ditch No. 3) near its high point by using geotextiles and free-draining aggregate to bridge over the riprap;
- Erosion protection: The project must not concentrate runoff to create a new runoff pattern across the cell cover. Runoff cannot cause erosion of the surface. Lessee must repair any surface erosion resulting from reuse;
- Infrastructure cannot anchor into the soils; electrical conduits must be placed aboveground;
- Infrastructure cannot be within 5 ft of the site markers or monuments.
- Clear paths need to be maintained for all-terrain-vehicle access;
- If utility trenching for high-voltage lines or small foundations is required, the depth of excavation is limited to a maximum of 12 inches, and shall not exceed the total area of disturbance specified in the lease. The top 6 inches of material (soil/rock matrix) must be separated from deeper excavated soils. Soils must be placed back with 90 percent standard Proctor compaction;
- Settlement: Loads shall not exceed 300 pounds per square foot bearing pressure on the ground;
- Machinery used on the cover shall have rubber tires, be considered low ground pressure equipment, and not cause rutting. Nothing shall be allowed within 5 ft of the site marker (SMK-2) on the cover; and
- Existing grasses within the project footprint are to remain growing as much as practicable. Any grasses disturbed at the end of project shall be reseeded with approved seed mixture.

ii) Entire Site

- Lessee shall use their own lock on the entrance gate for continual access and “daisy chain” with DOE’s lock. DOE shall have access to facility for spraying of noxious

weeds, inspections, and maintenance of cell cover, as necessary. Lessee will determine if security fencing is required. Improvements to the entrance gate and installing some new perimeter fence, as needed, should be considered as an alternative. The gate must be locked at all times.

- Lessee can only access the site using designated routes and can only conduct operations and place project structures in areas designated by DOE.
- DOE must have access to the solar facility for spraying noxious weeds, conducting inspections, and maintaining the cell cover.
- There is not water currently available on the site. No wells can be drilled within the property boundaries.
- Lessee is responsible for all improvements required for connections to the local grid or substations. As much of the infrastructure as possible shall be placed off of the cover.
- During the installation and reclamation of the panels and infrastructure, if traffic congestion occurs temporary traffic control measures may be required.
- All maintenance areas, including sheds, shall be off of the cover in areas designated by DOE. Any hazardous materials required for construction or maintenance must be approved by DOE before they are brought on site. Any hazardous material approved for use or storage shall have a Material Safety Data Sheet on site. Any spills shall be properly cleaned up and reported to DOE and any other required agencies. Fuel for equipment cannot be stored on site. Vehicles and machinery can only be fueled off of the disposal cell.
- Delivery and staging of construction materials shall also occur off of the cover and side slopes and in areas designated or approved by DOE.
- Cut slopes required as part of grading on areas off of disposal cell cover shall not be steeper than 4H:1V. Natural drainage channels cannot be disturbed. All disturbed areas will be revegetated with approved seed mixture after installation and after infrastructure is removed.
- No activity would be allowed within 150 ft of the cultural site. Additionally, the lessee would be responsible for informing all persons associated with the project that they would be subject to prosecution for knowingly disturbing cultural sites or collecting artifacts of any kind.
- If fencing is required for site security, CDOW has requested that wildlife-exclusion fencing or wildlife-friendly fencing be installed.
- Overhead electrical lines may only be installed with advanced approval by DOE. If an overhead electrical line is required, CDOW would require that a raptor-proof system be installed.
- After end of the lease, all equipment, fencing, electrical infrastructure, and other associated improvements shall be removed from the site. Except for approved grading changes, site shall be restored to preexisting condition.