

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM  
SITE SURVEY REPORT  
MEAD CORPORATION/MINNESOTA PUBLIC RADIO/WGGL RADIO  
(FORMER PAINESDALE GAP FILLER ANNEX (Z-16A))  
PAINESDALE, MICHIGAN  
PROJECT NO. E05MI014600

Prepared by: Detroit District  
U.S. Army Corps of Engineers

September 1985

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1. Introduction.

On 28 February 1985, North Central Division requested that Detroit District conduct a site investigation of the former Department of Defense Painesdale Gap Filler Annex (Z-16A) at Painesdale, Michigan, to determine if it qualifies for Federal participation under DERP guidelines. Location and site maps are provided in Appendix A.

2. Purpose.

The purpose of this report is to present the findings of the site investigation, and specifically to execute the following tasks:

- a. Make a determination of DOD responsibility for the conditions currently at this installation.
- b. Inventory the existing structures and conditions of the site, and identify those items which the current owner has requested consideration for inclusion in the DERP program.
- c. Identify any potential for adverse environmental impact as a result of DERP activities.

3. Site Investigation and Project Scope.

The initial site investigation was conducted on 20 August 1985 by Mr. Robert Warner (NCEED-D, Civil Engineer, Project Manager). The facilities remaining at the site include a masonry block building, an underground fuel storage tank, radar tower, and perimeter fencing. In addition, a new radio tower has been set up at the site. The site is owned by the Mead Corporation, and leased to Minnesota Public Radio. Station WGGL operates the facility, which utilizes both the former radar tower and the support building. The following scope encompasses the work which appears to qualify for removal under DERP criteria:

- a. Remove one underground fuel storage tank of unknown dimensions and contents.
- b. Remove one 1.5 foot by 1.5 foot by 4 foot concrete fuel port collar positioned over the underground tank.

- c. Regrade and revegetate disturbed areas.

Site reconnaissance photographs are displayed in Appendix B.

#### 4. Site History Following DOD Interest.

The 3.10 acre site was acquired by lease and permit: 2.93 acres were leased from the Copper Range Company by Lease No. DA-20-064-ENG-2594, and a permit for 0.17 acres to construct an access road in a public road right-of-way was obtained from the State of Michigan. The lease was terminated on 28 June 1971, and permit on 3 February 1960. Following the period of DOD interest in the site, the Mead Corporation acquired the property from the Copper Range Company on or about 30 June 1982. Neither the Copper Range Company nor the Mead Corporation has made any use of the underground fuel storage tank abandoned on the property.

#### 5. Determination of DOD Responsibility.

Information compiled from audited ORLRE real estate records, and the site visit confirms that DOD is responsible for the construction of the facilities remaining at the site. Available guidance for identifying qualifying conditions indicates that the items listed in paragraph 3 of this report would all qualify for inclusion in DERP. Paragraph 2 of the Supplemental Agreement No. 1, Termination by Mutual Agreement, of Lease No. DA-20-064-ENG-2594, states that the Lessor (Copper Range Company) agrees to accept the improvements on the property, and that the Government is relieved of any further responsibility.

#### 6. Environmental Impact.

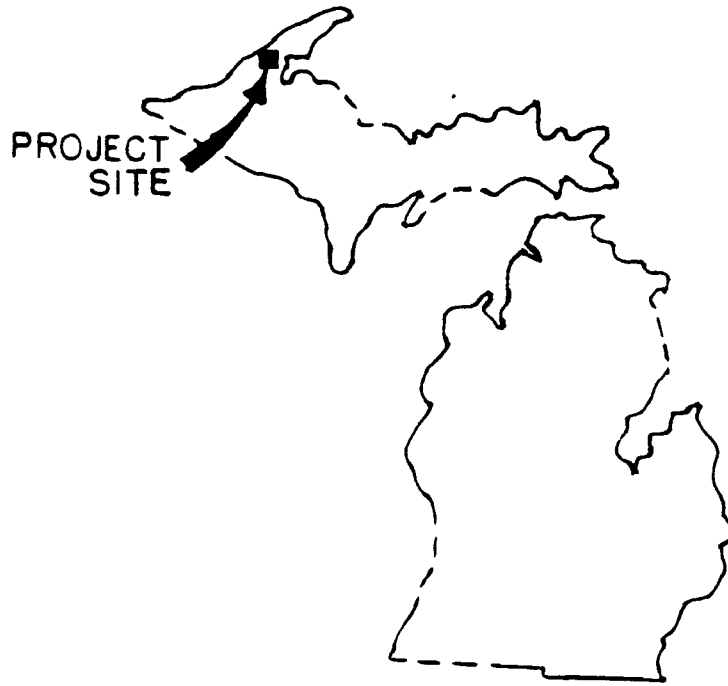
It is not likely that the subject project would create any significant adverse environmental impact. There are no known archaeologically or historically significant areas existing on the site. The short term, minor impacts such as traffic and noise inconveniences would be outweighed by the long term beneficial impact of improved site aesthetics and safety, which would result from the removal of the underground fuel storage tank. Additional remedial activity may be necessary if during the course of the underground tank removal, evidence of a fuel spill is observed. All areas disturbed during the course of remedial activities performed at this sites would be revegetated prior to the completion of the project.

#### 7. Entry Requirements.

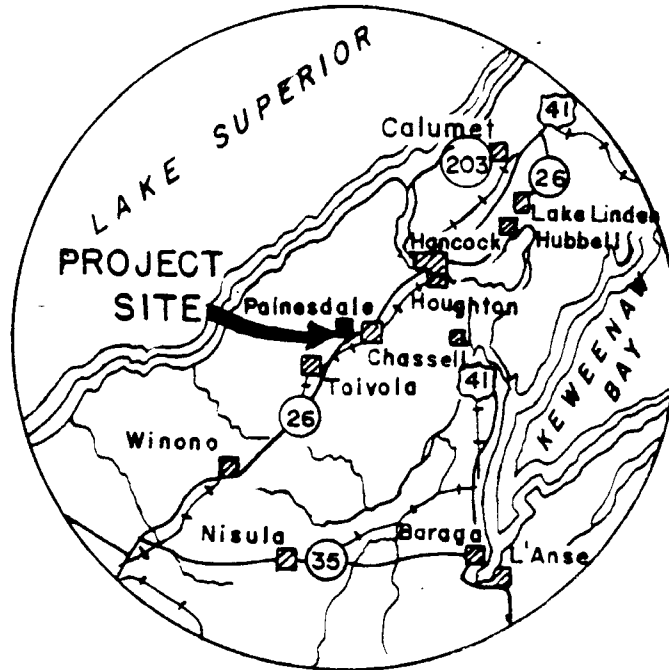
Upon approval of this project, a right-of-entry would be obtained from the site owner prior to advertising for a demolition contract.

APPENDIX A

M I C H I G A N

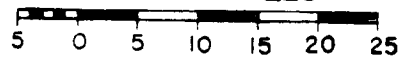


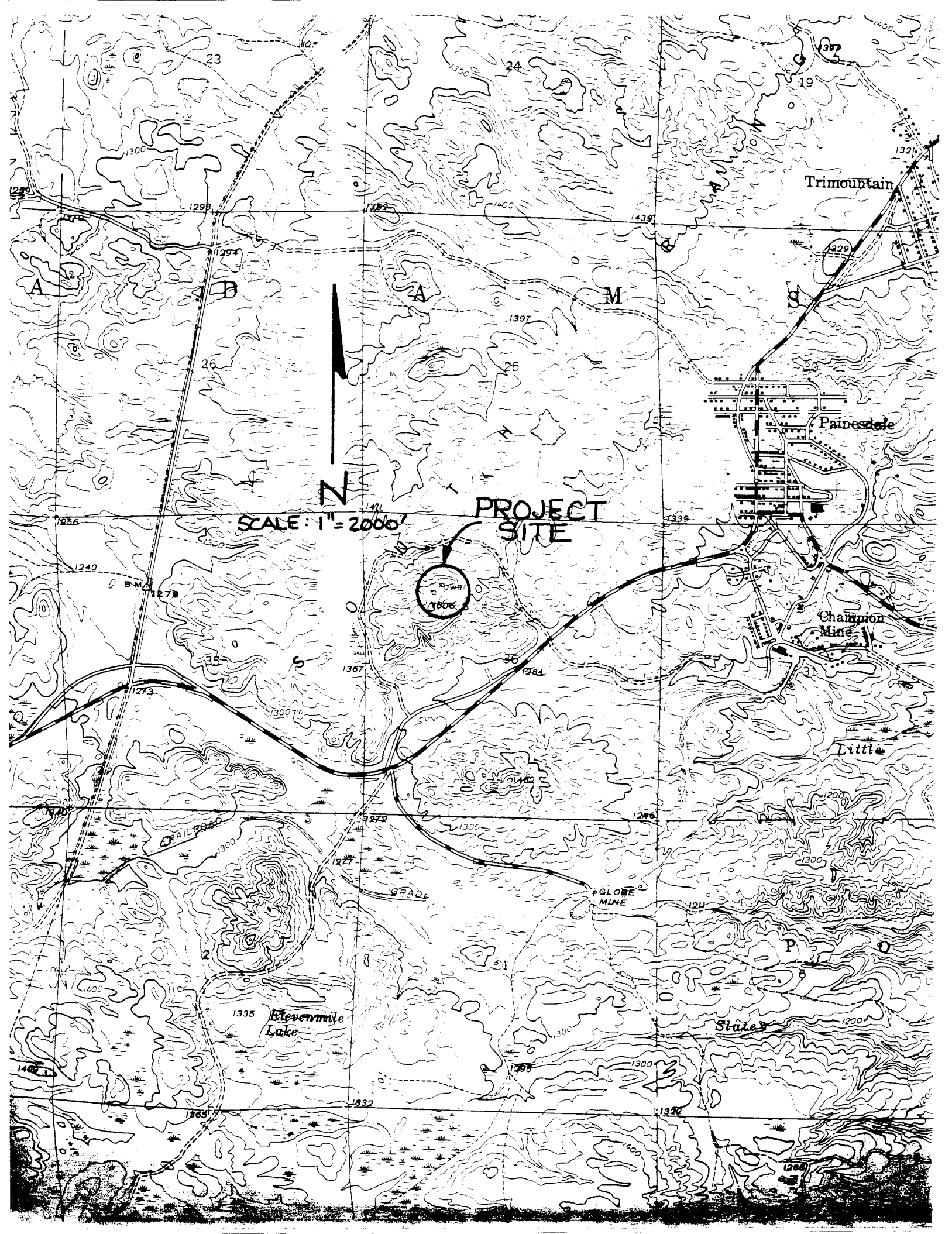
S T A T E I N D E X



V I C I N I T Y M A P

STATUTE MILES





Trimountain

Painesdale

Champion Mine

Little

SCALE: 1" = 2000'

PROJECT SITE

Blenheim Lake

GLOBE MINE

States

APPENDIX B





Former Painesdale Gap Filler Annex; renovated support building, new radio tower and former radar tower in use.

Renovated support building with radio and former radar towers.



Underground fuel tank ports.

APPENDIX C

SITE SURVEY SUMMARY SHEET  
FOR  
PROJECT NO. E05MI014600

SITE NAME: Mead Corporation/Minnesota Public Radio/Station WGGL Radio (Former Painesdale Gap Filler Annex (Z-16A)).

LOCATION: Painesdale, Michigan (W 1/2, Section 36, Adams Township, T. 54 N., R.35 W., Houghton County, Michigan).

DESCRIPTION OF PROBLEM: The property is presently owned by the Mead Corporation, and leased to Minnesota Public Radio, which operates the site as a transmission facility for Station WGGL Radio. The abandoned underground fuel storage tank constitutes a potentially hazardous condition at the site.

SITE HISTORY: The site was aquired by lease from the Copper Range Company by Lease No. DA-20-064-2594 dated 1 April 1957 and terminated 28 June 1971. A permit to construct a portion of the access road was aquired from the State of Michigan on 3 December 1959, and terminated on 3 Febrbruary 1960. A gap filler radar station was built and operated on the site.

AVAILABLE STUDIES AND REPORTS: As-built plans are available from U.S. Army Engineer District, Omaha.

CLASSIFICATION OF HAZARDS: The abandoned underground fuel storage tank constitutes a potential threat to the environment.

BASIS FOR DOD RESPONSIBILITY: Items recommended for removal were constructed during DOD occupancy of the site, and no significant beneficial use has been derived by the current or past owners from the structures identified for removal existing on the site.

POC/DISTRICT: Robert Warner/FTS 226-7555/Detroit District

STATUS: The site is currently owned by the Mead Corporation, and leased to Minnesota Public Radio, which operates a transmitter for Station WGGL Radio on the site. The radio facility utilizes the former radar support building, radar tower, and perimeter fence. A new radio tower also exists on the site.

DESCRIPTION OF PROPOSED REMEDIAL ACTION CONTRACT: Remove one underground fuel storage tank and concrete fill port collar. Fill and revegetate disturbed areas.

ESTIMATED COST: \$10,860

APPENDIX D

<b>3. INSTALLATION AND LOCATION</b> Mead Corporation Property (Former Painesdale Gap Filler Annex (Z-16A)) Painesdale, Michigan	<b>4. PROJECT TITLE</b> Defense Environmental Restoration Program
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<b>5. PROGRAM ELEMENT</b>	<b>6. CATEGORY CODE</b>	<b>7. PROJECT NUMBER</b> E05MI014600	<b>8. PROJECT COST (\$000)</b> \$10,860
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**9. COST ESTIMATES**

ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
Construction Cost				\$5,050
Contingencies (10%)				505
S & A (5½%)				305
Total Construction CWE				\$5,860
Design (In-House)				
Plans and Specifications				\$2,500
Environmental Documentation				2,000
Site Survey				N/A
Sample Collection and Analysis				500

	\$5,000
Total Implementation Cost	\$10,860

**10. Description of Proposed Construction:**

Removal of one underground fuel storage tank and concrete fill port island. Regrading and revegetation of disturbed areas.



APPENDIX E

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM (DERP)  
FINDINGS OF FACT AND DETERMINATION OF  
DEPARTMENT OF DEFENSE RESPONSIBILITY  
MEAD CORPORATION/MINNESOTA PUBLIC RADIO/WGGL RADIO  
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FINDINGS OF FACT

1. A demolition project involving the removal of an underground fuel storage tank and concrete fill port collar is proposed for this site. These items are unsightly and /or pose a hazard to the local environment.
2. Audited ORLRE records confirm that 3.10 acres were aquired by the United States Government for this radar facility. 2.93 acres were leased from the Copper Range Company under Lease No. DA-20-064-ENG-2594, and 0.17 acres were aquired under a permit from the State of Michigan for the purpose of constructing an access road through a public right-of-way.
3. A radar facility consisting of a radar tower, support building, underground fuel storage tank, and perimeter fencing was constructed and operated on the site by the Department of Defense during the period of Department of Defense control of the site.
4. The lease with the Copper Range Company was terminated on 28 June 1971. The permit with the State of Michigan expired on 3 February 1960. Since the period of DOD interest in the site, the property was conveyed to the Mead Corporation on or about 30 June 1982, which subsequently leased the site to Minnesota Public Radio. Currently Station WGGL Radio operates a transmission tower on the site.
5. In the Supplemental Agreement No. 1 to Lease No. DA-20-064-ENG-2594, Termination by Mutual Agreement, the Copper Range Company accepted all improvements on the leased property, and released the Government from all responsibility arising from its use of the property.

DETERMINATION

Based on the foregoing findings of fact, the present condition of the subject site described above is at least in part the result of prior DOD utilization and connection therewith. Moreover, it is determined that an environmental restoration project to the extent proposed herein, is an appropriate undertaking within the purview of the Defense Environmental Restoration Program established under Public Law 98-473, Continuing Appropriation, 1985 (Conference Report [HR 98-1159]).