

APPENDIX A.1

**ATTACHMENTS FOR STEAM PLANT
and ASSOCIATE 26.7 ACRES**

ATTACHMENT 01

mean view from California 10. B. 7. 5/11/54

QUITCLAIM DEED

WHEREAS, the property hereinafter described was surplus to the needs of the United States of America pursuant to the provisions of the Surplus Property Act of 1944 (58 Stat. 764) as amended, and WAA Regulation No. 1, as amended (11 Fed. Reg. 408); and Whereas the War Assets Administration, under and pursuant to Reorganization Plan One of 1947 (12 F. R. 4534), and pursuant to the powers and authority contained in the Surplus Property Act of 1944 (58 Stat. 764) as amended, as Grantor did, on the 17th day of March, 1948, deed the following described land, together with other lands, to the Regents of the University of Minnesota, a public educational corporation, which deed was filed for record in the office of the Register of Deeds, for Dakota County, Minnesota on the 19th day of March, 1948, at 11 o'clock a.m. in Book 224 of Deeds, Pages 598-600.

WHEREAS, the United States of America has requested that an area of land together with certain buildings, structures, and equipment thereon located, containing and surrounding the central steam plant be reconveyed by the Regents of the University of Minnesota back to the United States of America for facilitating use by it, pursuant to the Federal Property and Administrative Services Act of 1949, as amended P.L. 152, 81st Congress and P.L. 754, 81st Congress.

NOW THEREFORE, This Indenture, made this 27th day of June, 1951, between the REGENTS OF THE UNIVERSITY OF MINNESOTA, a Minnesota Educational Corporation, created by the Territorial Government of Minnesota, and perpetuated by the Constitution of the State of Minnesota, with post office address in Minneapolis, Minnesota, Grantor, and the UNITED STATES OF AMERICA, Grantee,

WITNESSETH, THAT the Grantor, in consideration of the covenants, conditions, restrictions and reservations hereafter contained, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, quitclaim and convey unto the said Grantee, its successors and assigns, forever, the following described property in the County of Dakota, State of Minnesota, to-wit:

Commencing at a point on the West line of Section Thirty-six (36), twenty three hundred six and sixty-seven one hundredths (2306.67) feet North of the Southwest corner of Section Thirty-six (36), Township One Hundred and Fifteen (115) North, Range Nineteen (19) West, Dakota County, Minnesota thence due East a distance

of one hundred twenty (120) feet to a point which is the starting point of the property to be conveyed; thence Northerly parallel to the West line of said Section Thirty-six (36) a distance of twelve hundred (1200) feet; thence due East a distance of nine hundred sixty-three and twenty-four one hundredths (963.24) feet; thence due South a distance of twelve hundred (1200) feet to a point lying nine hundred seventy-four and twenty-five one hundredths (974.25) feet Easterly from the starting point; thence Westerly along said line nine hundred seventy-four and twenty-five one hundredths (974.25) feet to the starting point; and comprising in all approximately twenty-six and seventy one-hundredths (26.70) acres in said Section Thirty-six (36); otherwise identified as that parcel of land bounded on the North by coordinate S-5200, on the East by coordinate E-19600, on the South by coordinate S-6400 and West by a line parallel to the West line of said Section Thirty-six (36) which passes through coordinate E-18628.68 at coordinate S-6080.31, said coordinates being as shown on Plot Plan Sheet 1 of two sheets of the Gopher Ordnance Works, dated April 1, 1945, Project 8953, No. 1869.

Title to said land, consisting of approximately twenty-six and seventy one-hundredths (26.70) acres more or less, having been acquired from the United States of America as part of that installation formerly known as the Gopher Ordnance Works, Rosemount, Dakota County, Minnesota; together with the improvements and betterments on said lands, including but not limited to, buildings and structures and customary building installations and railway trackage and equipment. The buildings, structures, and all equipment or personal property presently installed ^① or located therein are included in this deed. The buildings included are the steam plant described as Building "401-A", the Water Reservoir Building described as Building "402-A", the Transformer Stockade Building described as Building "405-A", the Ash Disposal Basin Building described as Building "410-A", the Water Pumping Equipment Building described as Building "412-A", the so-called South Water Tower adjacent to the above steam plant, salt dissolving pit described as "406-A" and the coal conveying equipment running from the steam plant to the coal storage area which is not a building but an open storage area for stockpiling coal.

There is specifically included in the above conveyance and guaranteed to the Grantee the right of ingress to and egress from the conveyed area for the use-in-place and/or dismantling and removal of the above buildings, structures, and ^① *All such is listed in Personal Property*

functional units or any part thereof, together with the right to the use and utilization of the surrounding land not conveyed by this deed for the dismantling and removal of the said functional units. Grantee shall also have the right to reactivate and operate said functional units or any part thereof, with the consent of the Grantor in view of the Grantor's use of the premises known as Rosemount Research Center. Grantee shall have the right to dismantle, sell and remove said functional units or any part thereof from the premises conveyed. Grantee shall have the right to utilize jointly with the Grantor all utilities now on said conveyed premises in connection with the maintaining, preserving, protecting, dismantling, selling or removing of said functional units or any part thereof from the premises conveyed, which right of joint use shall not inure to the Grantee's assignees or successors. Said easement rights shall be free of any and all cost or charge, other than the utility charges entailed, and other items included in the supplemental agreement dated June 27th, 1951, between the Grantor and the United States of America acting by and through the Administrator of General Services, and shall continue for so long as the said functional units, or any part thereof, may remain in place. The above rights of ingress and egress shall include the right to the United States of America, with the consent of the Grantor as to location, to install any and all pipe and wiring across, under or through any of the property not conveyed by this deed but which is a part of the Rosemount Research Center, formerly known as the Gopher Ordnance Works, as well as a right of ingress and egress at times agreeable to the Grantor and the Grantee for the purposes of maintaining any and all such pipe or wiring the United States of America may install. This right of ingress and egress shall include the use of railroad tracks and lines and highways outside of but serving the conveyed area.

The Grantor at times agreeable to the Grantee shall have the right of ingress to and egress from the conveyed area for the purpose of maintenance, repair, or replacement of equipment relating to water supply, fire protection, sewage disposal, and power and telephone supply now installed and in use in said conveyed area; provided, however that such equipment may be removed upon joint consent of the parties hereto.

There is hereby reserved the right of joint use, by the Grantor and the Grantee, of switches, transformers and other electrical gear, and water and sewage

pumping equipment now in the Steam Plant Building or area now in use and necessary to the electrical, water, and sewer distribution systems of the entire area formerly known as Gopher Ordnance Works, provided, however, that the requirements of the Grantor shall take precedence over the requirements of the Grantee under said joint use.

The aforesaid premises are hereby conveyed subject, however, to the following easements and encumbrances:

- (1) Easements to the Northern States Power Company for electrical transmission and distribution lines.
- (2) Easements for the public roads and highways and public utilities.
- (3) Easement to the present location of any sewer, water or other public utilities now located on said premises granted in this deed.
- (4) Any other easements in open and notorious use by the owner thereof, not specifically mentioned herein.

TO HAVE AND TO HOLD all and singular said premises together with the appurtenances, unto the said Grantee and its successors and assigns forever.

In consideration hereof it is mutually agreed that the fair value of the property conveyed is determined to be \$1,823,500.00 as of March 17, 1948; which is a part of the consideration for this deed; that a credit of this amount is to be allowed the Regents of the University of Minnesota, the Grantor herein, against the full value, as of March 17, 1948, of \$3,936,213.00, which would indicate that the total fair value of the remainder of the installation, as of March 17, 1948, would be reduced to \$2,112,713.00 as the basis for all future business, pursuant to the original deed of March 17, 1948.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its corporate name by its President and its Secretary and its corporate seal to be hereunto affixed the day and year first above written.

In the presence of:

/s/ Lillian E. Hefta

/s/ N. Gertrude Koll

In the presence of:

S/ Arthur H. Benestrum

S/ Frank H. Palmer

REGENTS OF THE UNIVERSITY OF MINNESOTA

By /s/ J. L. Morrill

President

By /s/ W. T. Middlebrook

Secretary

UNITED STATES OF AMERICA, acting by and through the Federal Security Agency

By S/ Dr. Arthur B. Price

DR. ARTHUR B. PRICE, REGIONAL DIRECTOR
FEDERAL SECURITY AGENCY
REGION V, CHICAGO, ILLINOIS

STATE OF MINNESOTA)
) ss
COUNTY OF HENNEPIN)

I, Evelyn G. Nelson a Notary Public in and for the State and County aforesaid, do certify that on this 28 day of June, 1951 before me appeared J. L. Morrill and W. T. Middlebrook as President and as Secretary of the Regents of the University of Minnesota, respectively, to me personally known, and known to me to be such President and Secretary of the Regents of the University of Minnesota, who being by me duly sworn did say that they were such President and Secretary of the Regents of the University of Minnesota, and that they signed the attested said deed in pursuance of proper authority, that said deed was signed and attested by them, as such President and as Secretary of the Regents of the University of Minnesota, respectively, on behalf of the Regents of the University of Minnesota; and that said J. L. Morrill and W. T. Middlebrook acknowledge the execution and attestation of said deed to be their free act and deed as such President and Secretary of the Regents of the University of Minnesota and the free act and deed of the said Regents of the University of Minnesota and the seal affixed thereto to be the corporate seal of said University of Minnesota.

IN WITNESS WHEREOF, I hereunto set my hand at Minneapolis, Minnesota, in the County and State aforesaid, on the date last above written.

/s/ Evelyn G. Nelson
Notary Public, Hennepin County,
Minnesota

My Commission Expires: July 6, 1951

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Leah Mazad a Notary Public in and for said State and County aforesaid, do certify that on this 27th day of June, 1951, before me appeared Dr. Arthur B. Price, Regional Director, Federal Security Agency, Region V, Chicago, Illinois, to me personally known, and known to me to be such Regional Director, Region V of the Federal Security Agency, who being by me duly sworn did say that he was such Regional Director, and that he signed his name to said deed in pursuance of proper authority, that said deed was signed by him, as such Regional Director, Region V, Federal Security Agency, on behalf of the United States of America; and that said Dr. Arthur B. Price acknowledged, the execution of said deed to be his free act and deed as such Regional Director, the free act and deed of the United States of America by the Federal Security Agency, and the free act and deed of the Federal Security Agency, acting for the United States of America, and that said Agency has no official seal.

IN WITNESS WHEREOF, I hereunto set my hand at Chicago, Illinois, in the County and State aforesaid, on the date last above written.

s/ Leah Mazad
Notary Public

My Commission Expires 5/25/54

ATTACHMENT 02

RECEIVED APR 4 1961

File: Steam Plant

UNIVERSITY OF MINNESOTA
BUSINESS ADMINISTRATION
MINNEAPOLIS 14

OFFICE OF THE UNIVERSITY ATTORNEY

224 Northrop Auditorium

March 29, 1961

Mr. Floyd J. Maynard
Chief, Disposal Branch
General Services Administration
2306 East Bannister Road
Kansas City 31, Missouri

Dear Mr. Maynard:

Re: 6 PFD; D-Minn. 423-A

Enclosed are Receipt for Deed and completed Certificate of Recordation covering the purchase of 26.7 acres of land and improvements located at Gopher Ordnance Works, Rosemount, Minnesota.

Very truly yours,



R. Joel Tierney
Attorney

RJT/ll

Enclosures

cc: Mr. Leonard Kaercher, together with photo copy of recorded Deed.

UMP003704

3 March 61

QUITCLAIM DEEDD-Minn-423-A
Gopher Ordnance Works
Rosemount, Minnesota

THIS INDENTURE, WITNESSETH:

That the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377) and regulations and orders promulgated thereunder, Grantor, for the consideration of Twenty thousand and no/100 Dollars (\$20,000.00) to it paid by the Regents of the University of Minnesota, a public educational corporation, Grantee, whose Post Office address is Minneapolis, Minnesota, the receipt of which is hereby acknowledged, conveys and quitclaims unto the said Regents of the University of Minnesota, Grantee, and to its successors and assigns all interest in the following described real estate in the County of Dakota, State of Minnesota, to wit:

Commencing at a point on the West line of Section 36, 2306.67 feet North of the Southwest corner of Section 36, Township 115 North, Range 19 West, Dakota County, Minnesota, thence due East a distance of 120 feet to a point which is the starting point of the property to be conveyed; thence Northerly parallel to the West line of said Section 36 a distance of 1200 feet; thence due East a distance of 963.24 feet; thence due South a distance of 1200 feet to a point lying 974.25 feet Easterly from the starting point; thence Westerly along said line 974.25 feet to the starting point; and comprising in all approximately 26.70 acres in said Section 36; other wise identified as that parcel of land bounded on the North by coordinate S-5200, on the East by coordinate E-19600, on the South by coordinate S-6400 and West by a line parallel to the West line of said Section 36 which passes through coordinate E-18628.68 at coordinate S-6080.31, said coordinates being as shown on Plot Plan Sheet 1 of two sheets of the Gopher Ordnance Works, dated April 1, 1945, Project 8953, No. 1869,

being the same property acquired by the UNITED STATES OF AMERICA, by Quitclaim Deed, from the Regents of the University of Minnesota, the 27th day of June, 1951, property known as Gopher Ordnance Works, Rosemount, Dakota County, State of Minnesota.

TO HAVE AND TO HOLD the above described real estate together with all hereditaments and appurtenances thereunto belonging or in any-wise appertaining to the said Grantee, its successors and assigns forever.

The property transferred hereby is also transferred subject to all taxes lawfully accrued and unpaid and all special taxes and assessments, which Grantee further assumes and agrees to pay, and subject to all, if any, existing easements, licenses, permits and grants for roads, streets, highways, rights of way, public utilities, pipe lines, water lines, sewers, ditches, transmission lines, coal or mineral rights, reserved to or outstanding in third parties in, on, over or across said property.

The property transferred hereby was duly determined to be surplus and was assigned to the General Services Administration for disposal pursuant to the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), and applicable rules, orders and regulations.

IN WITNESS WHEREOF, the UNITED STATES OF AMERICA has caused these presents to be executed in its name by Floyd J. Maynard, Chief, Disposal Branch, Acquisition and Disposal Division, Public Buildings Service, General Services Administration, Region 6, Kansas City, Missouri, and the seal of General Services Administration to be hereunto affixed as of the 3rd day of March 1961.

UNITED STATES OF AMERICA
ACTING BY AND THROUGH THE
ADMINISTRATOR OF GENERAL SERVICES

WITNESSES:

Flora E. Ruhlman

BY Floyd J. Maynard
Floyd J. Maynard
Chief, Disposal Branch
Acquisition and Disposal Division
Public Buildings Service
General Services Administration
Region 6

Catharine S. Feldkamp

(SEAL)

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

Executed by me
Francis P. O'Malley

I, Francis P. O'Malley a Notary Public in and for said State and County aforesaid, do certify that on the 3rd day of March, 1961, before me appeared Floyd J. Maynard, who executed the foregoing deed, to me personally known, and known to me to be the Chief, Disposal Branch, Acquisition and Disposal Division, Public Buildings Service, General Services Administration, Region 6, Kansas City, Missouri, who being by me duly sworn, did say that he is such Chief, Disposal Branch, and that he signed his name and affixed the seal of the General Services Administration to said deed in pursuance of proper authority, and that said deed was signed and sealed by him as such Chief, Disposal Branch on behalf of the UNITED STATES OF AMERICA; and that said Floyd J. Maynard acknowledged the execution of said deed to be his free act and deed as such Chief, Disposal Branch and free act and deed of the UNITED STATES OF AMERICA by the Administrator of General Services, and the free act and deed of the General Services Administration, acting for the UNITED STATES OF AMERICA and that the seal affixed to said deed is the official seal of the General Services Administration.

IN WITNESS WHEREOF, I hereunto set my hand at Kansas City, Missouri, in the County and State aforesaid, on the date last above written.

My Commission Expires:
10/31/64

Francis P. O'Malley
Francis P. O'Malley
Notary Public

Taxes Paid and Interest

1968 9th day of March 61
Carl D. Llewellyn
County Auditor, Dakota Co.
By *[Signature]*

280728

RECEIVED APR 4 1961

STATE OF MINNESOTA } ss.
 County of Dakota,
 Office of Register of Deeds,
 This is to certify that the within
 and to be filed for record in
 at Hastings, on the 24th
 day of March A. D. 19 61
 at 4 o'clock P. M., and that the
 same was duly recorded in Book 72
 of *Dakota* pages 362-363
[Signature]
 Register of Deeds.
 By _____ Deputy

ATTACHMENT 03

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
FORMERLY USED DEFENSE SITES
REVISED FINDINGS AND DETERMINATION OF ELIGIBILITY – AUGUST 2006
FORMER GOPHER ORDNANCE WORKS
FUDS PROPERTY # E05MN001900
ROSEMOUNT, DAKOTA COUNTY, MINNESOTA

FINDINGS OF FACT

1. Gopher Ordnance Works (GOW) was built by the War Department (WD) for the production of oleum and smokeless cannon and rifle powder on approximately 13,651 acres (more or less) and is located near Rosemount, Minnesota (Dakota County), approximately 20 miles south-southeast of the Greater Minneapolis-St. Paul metropolitan area (Figure 1a). The acreage was acquired through purchase (11,987.95 acres owned by WD), through easements (1,662.10 acres easement to WD) and through license (1.40 acres license to WD) in 1942. GOW was then subdivided into four segments (Figure 1b):

Segment A (Attachment A, Segment A Map) contained the units for manufacture of nitric acids, sulfuric acid, production lines for converting cotton linters or wood pulp to nitrocellulose and then to granulated gunpowder, a ballistic range, a steam plant (all electrical power was purchased), water treatment facility, receiving, packing and shipping facilities, and magazines/storage bunkers;

| | |
|----------------------------------|-----------|
| Acres owned by War Department | 11,331.63 |
| Acres easement to War Department | 3.37 |
| Acres license to War Department | 0.00 |

Segment B (Attachment A, Segment B Map) connected the four Ranney wells at Spring Lake (near the Mississippi River) to the water treatment plant and supplied the GOW with the water required for the production processes;

| | |
|----------------------------------|--------|
| Acres owned by War Department | 656.32 |
| Acres easement to War Department | 129.56 |
| Acres license to War Department | 1.40 |

Segment C (Attachment A, Segment C Map) connected the GOW's waste disposal ditch with the Vermillion River and followed the river to the northeast for approximately seven miles;

| | |
|----------------------------------|----------|
| Acres owned by War Department | 0.00 |
| Acres easement to War Department | 1,004.40 |
| Acres license to War Department | 0.00 |

Segment D (Attachment A, Segment D Map) continued following the Vermillion River from Segment C around the town of Hastings (MN) and ended in the Mississippi River.

| | |
|----------------------------------|--------|
| Acres owned by War Department | 0.00 |
| Acres easement to War Department | 524.77 |
| Acres license to War Department | 0.00 |

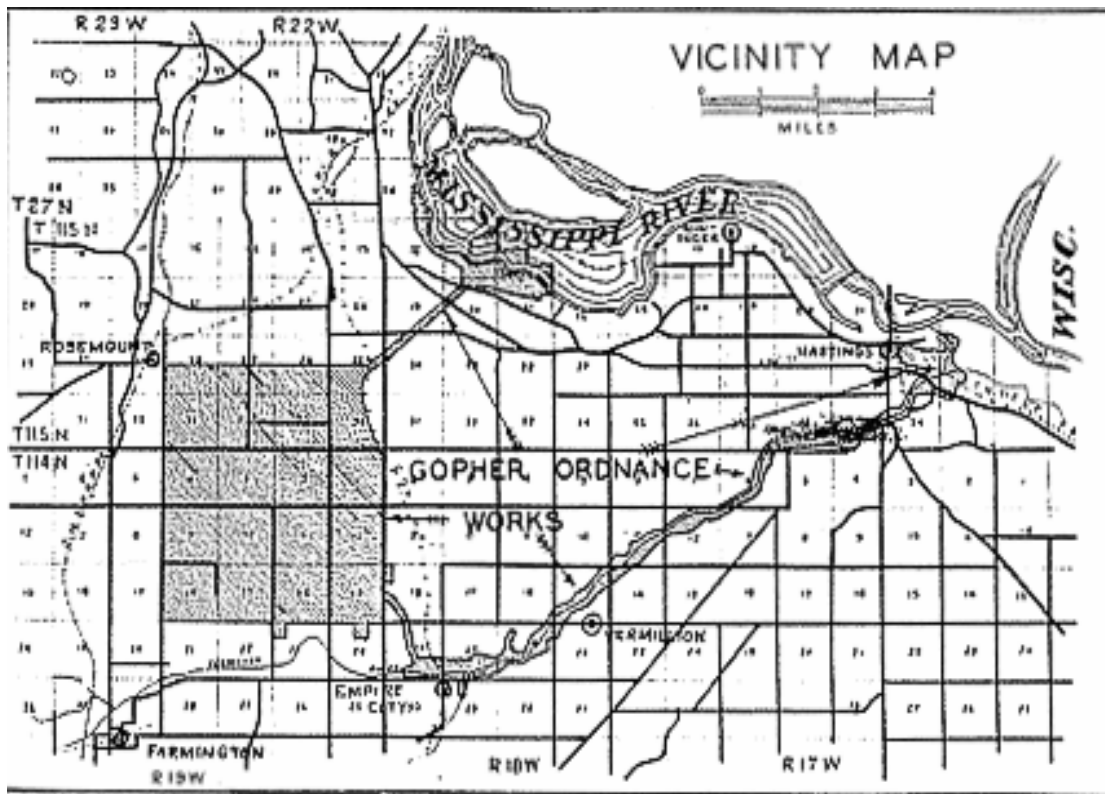


Figure 1a – Gopher Ordnance Works Vicinity Map

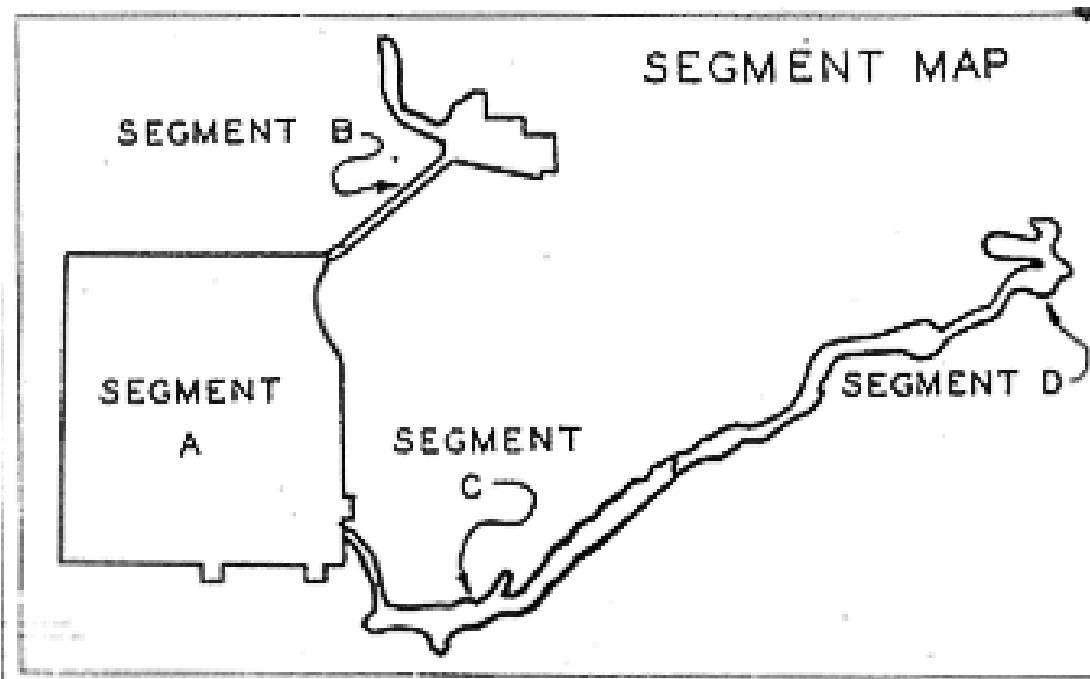


Figure 1b – Gopher Ordnance Works Segment Map

2. Some 885 buildings were constructed on Segment A between August 1942 and July 1943. The initial plans for GOW called for the construction of two (2) plants each made up of three (3) production lines for the manufacture of cannon or rifle powder from either cotton linters or wood pulp -- Plant A would contain production Lines A, B and C and Plant B would contain production Lines D, E and F.

Construction work proceeded on both lines until May 1943 when a Stop Order was issued to stop the construction of Lines D, E and F. In December 1943 the Ordnance Board determined that other operational ordnance plants could produce enough powder to meet the demands of the government. GOW was declared excess and a contract for dismantling GOW was signed in January 1944 and dismantling of both buildings and production lines D, E and F began. Then in August 1944, all dismantling efforts were halted and construction work was again started on Lines D, E and F.

Smokeless powder was first produced from Line B in February 1945. Lines C and A began production in February 1945 and April 1945 respectively. Only these three production facilities of Plant A -- Lines A, B and C -- were completed and operational to produce approximately 24 million pounds of smokeless powder during seven (7) months of operations. Lines D, E and F of Plant B never became operational and never produced cannon or rifle powder.

On 11 August 1945, the Ordnance Department directed GOW to cease production of smokeless powder and the final production run of powder was packed for shipment in September 1945. Some 287 buildings and associated machinery had been partially or completely dismantled before production finally ceased.

3. Segment A

3.1. This segment is shown in Figure 2. The boundaries are roughly a rectangular area that can be more or less divided into the northeast property (shown in Figure 3 that contained most of the GOW's industrial activities), the northwest/southeast property (shown in Figure 4 that contained the bunkers and storage buildings) and the southwest property (shown in Figure 5 that remained farmland). The main production plant as well as the bunkers and storage areas were surrounded by the 'critical fence' (Patrol Road). Although the land between the segments boundaries and the critical fence in the northwest, west, southwest and south was obtained in the initial purchase, there appears to have been no industrial activities or land development outside the Patrol Road.

3.2. In March 1945, approximately 5,707 acres outside the critical fence line was leased for a one-year period to various individuals for agriculture. Later that year, the Surplus Property Administration (SPA), the Federal Farm Mortgage Corporation (FFMC) and the Federal Land Bank of St. Paul (MN) recommended that following the decontamination and demolition of the property inside the critical fence that this land inside the critical fence could be sold as pasture land.

3.3. In January 1946, 11,994 acres (Owned) and 1,384 acres (Easement) of Gopher Ordnance Works were declared surplus real property through the War Department, Army Services Forces, Corps of Engineers. War Department correspondence to the SPA noted "...the fact that, inasmuch as the plant was used in the production of explosives, it is necessary that the installation be decontaminated prior to disposal. This work will be completed by the operating contractor, E. I. Du Pont de Nemours and Company." Decontamination was reported to be 99% completed by May 1946 and in late 1946, the University of Minnesota was negotiating with the Office of Real

Figure 2 – Map of Segment A

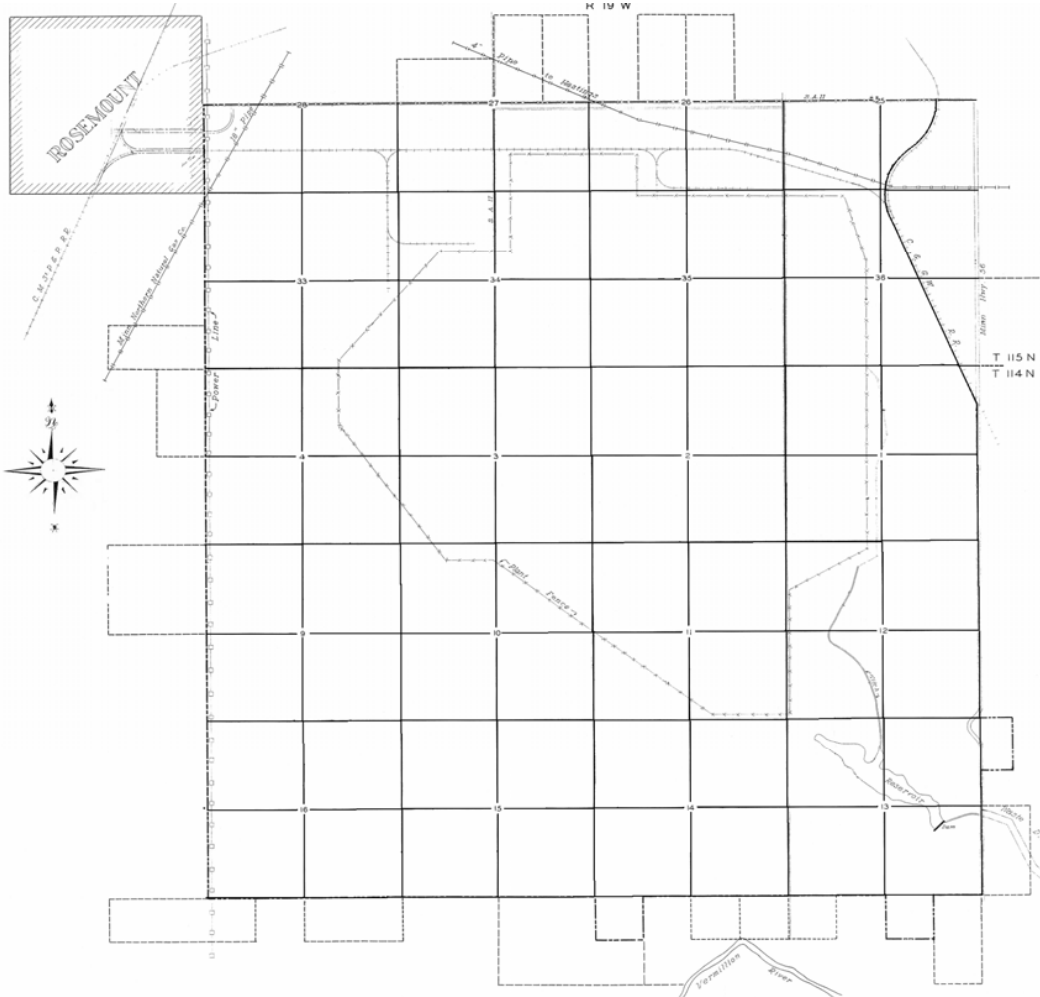


Figure 3 – Northeast Property transferred to University of Minnesota in 1948 Quitclaim Deed

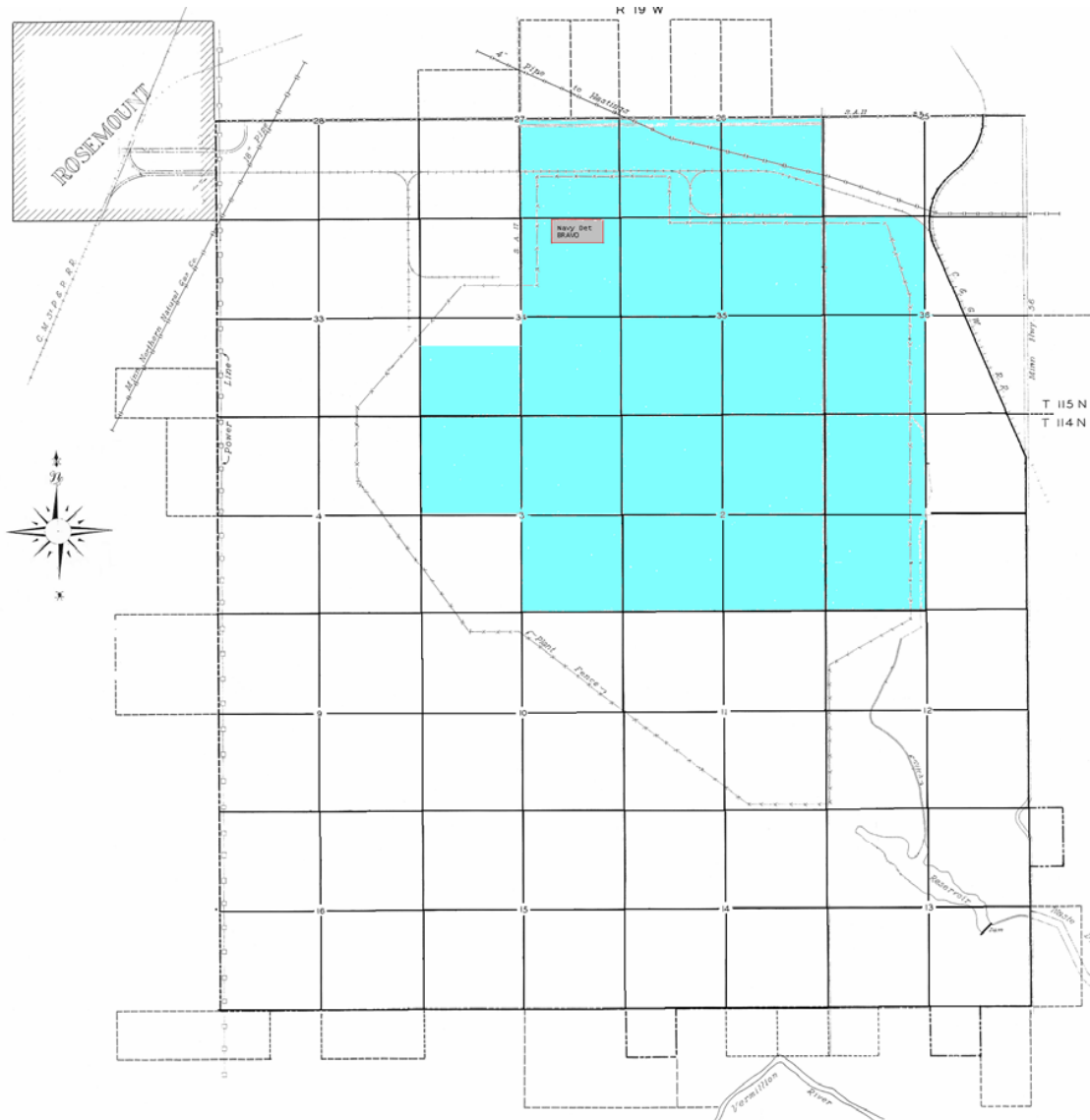


Figure 4 – Northwest/Southeast Property transferred to University of Minnesota in 1947 Quitclaim Deed

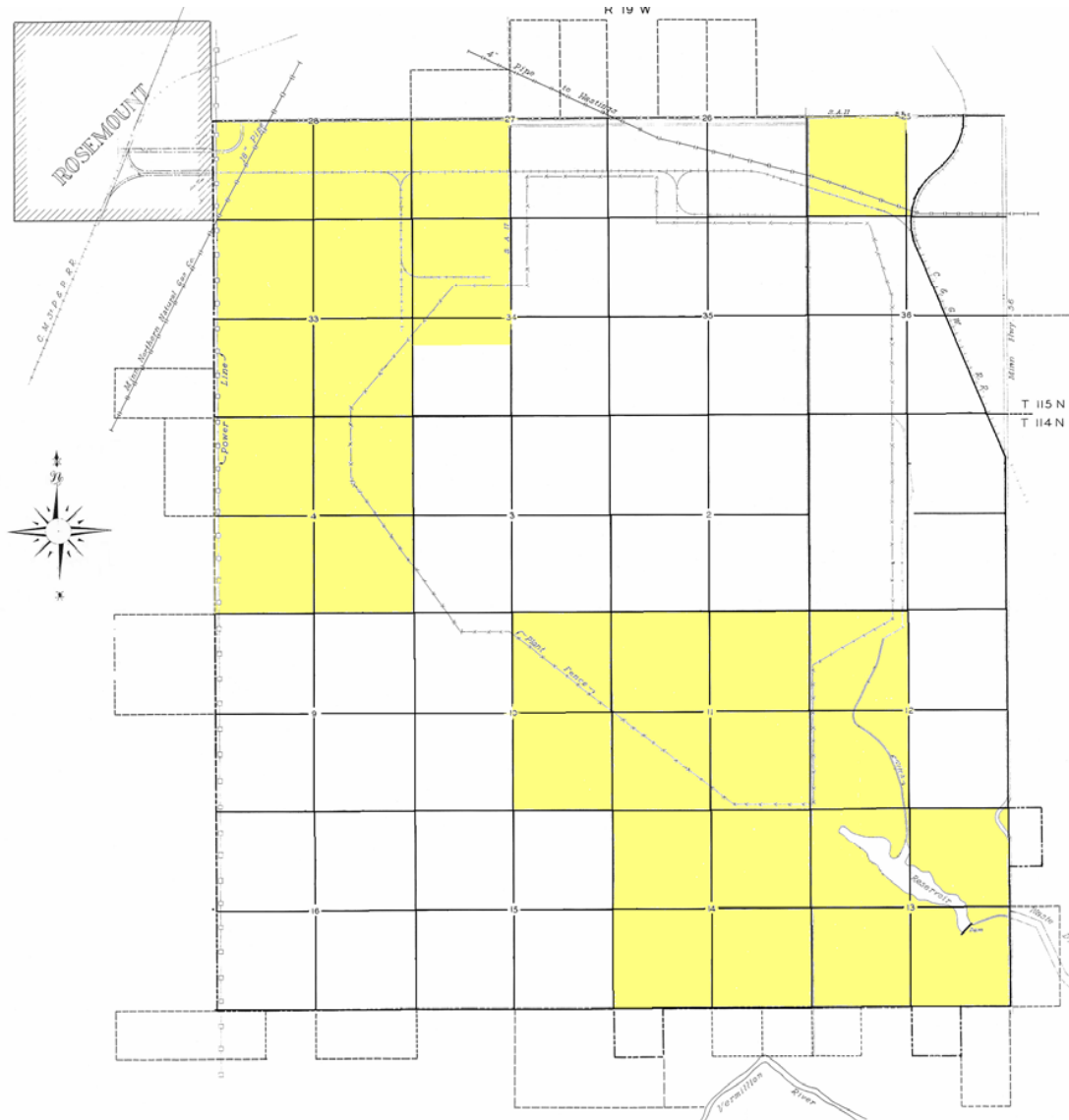
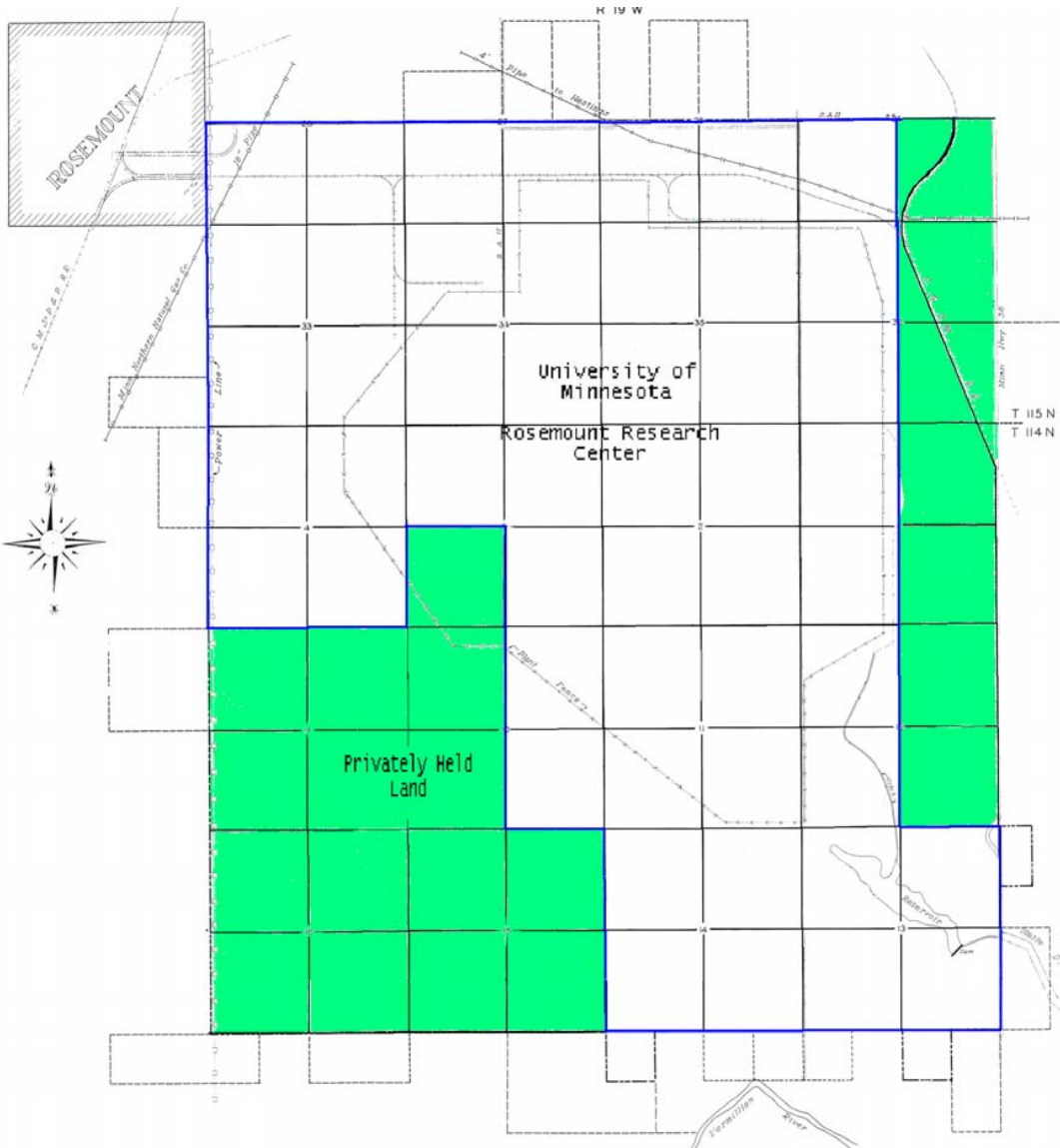


Figure 5 – Property returned to original owners or sold after World War II



Property Disposal to obtain the property in the northeast corner of the facility. The University was informed:

“... that the cost of completing decontamination of some 14 buildings, as well as industrial sewers and ditches, would have to be borne by the University, at an estimated cost of \$25,000. They were further informed that the work could be either performed by contractors, through War Assets Administration, under supervision of War Department engineers, on a reimbursable basis, or that the University could perform the work at its own expense, under supervision by War Assets Administration.”

3.4. In July 1946, the University of Minnesota offered to purchase some 4,680 acres (primarily agricultural) located between the critical fence and the northwest and southeast boundaries of Segment A. [This farmland had been leased for another year starting in March 1946.] Some 7,986.61 acres were advertised for sale as surplus government real property in August 1946 and in November 1946, the Farm Credit Administration accepted the University's offer to purchase 4,017 acres of farmland. The acreage was increased in April 1947 when the Farm Mortgage Corporation deeded approximately 4,680 acres (more or less) of land (Northwest/Southeast property) to the University of Minnesota for \$1.00 and real estate fees.

3.4.1. A Quitclaim Deed dated 9 October 1947 transferred 4,687 acres along the northwest side of the fence line as well as along the south side of the fence line (mainly outside the critical fence but encompassing some bunkers inside the fence line) through the FMC to the University. Quitclaim Deed No. 193578 was recorded on 14 October 1947.

3.4.2 Between September 1953 and September 1958 approximately 130 acres in the northwest/north-center part of Segment A were leased back from the University of Minnesota to the Department of the Air Force and renamed Rosemount Ammunition Storage Annex. (The area of the lease is approximate since no lease for the Rosemount Ammunition Storage Annex has been located.) The leased area in this Findings and Determination of Eligibility served as a ‘buffer’ area for two ammunition igloos. The lease was terminated in September 1958, and control of the area was returned to the University.

3.5 The Northeast property sought by the University contained approximately 3,320 acres (including the industrial and storage areas). When this acreage was finally transferred from the War Assets Administration (WAA) the University had obtained a total of about 8,000 acres.

3.5.1 In March 1948, the WAA and the University of Minnesota signed a “Contract for Sale” for the 3,320 acres of industrial property that included the following statement:

“6. The Purchaser acknowledges that the above described property [3,320 acres, more or less] may be contaminated and it assumes all liability and responsibility which may arise out of the said contaminated condition, decontamination and use and occupancy of the said property. The Purchaser further agrees that it will perform at its sole expense any and all decontamination work or functions found necessary in order to render the above-described property free of any and all dangers of explosives and suitable for general usage. It is further specifically agreed and understood between the Purchaser and the Seller that any and all provisions as contained in this Contract, or any other instruments of conveyance pertinent to this transaction, with regard to decontamination of the above-described property shall remain in full force and effect until

the said decontamination has been fully and completely performed, and will under no circumstances be extinguished or nullified by the conveyance of title to the subject property to the Purchaser and/or delivery of any Deed or Bill of Sale therefore.”

3.5.2 Similar language was included in the Quitclaim Deed dated 17 March 1948 and recorded in the office of the Register of Deeds on 19 March 1948:

“FURTHER, by acceptance of this instrument, the Grantee admits and confesses to full knowledge with respect to the facts contained in the foregoing recitals as to the possible contaminated condition of the property.

By the acceptance of this instrument and as a further consideration for this conveyance, the Grantee herein covenants and agrees for itself and its successors and assigns to assume all risk for all personal injuries and property damages arising out of ownership, maintenance, use and occupation of the foregoing property; and further covenants and agrees to indemnify and save harmless the War Assets Administration and the United States of America, their servants, agents, officers, and employees against any and all liability claims, causes of action or suits due, to arising out of, or resulting from, immediately or remotely, the possible contaminated condition, ownership, use, occupation or presence of the grantee or any other person upon the property lawfully or otherwise.”

3.5.3 In 1951, the U.S. Government reacquired 26.7 acres of land surrounding the steam plant at Gopher Ordnance Works. Joint use of gear and pumping equipment was agreed to with requirements of the University of Minnesota taking precedence. This property was then transferred back to the University of Minnesota in 1961.

3.5.4 Between September 1953 and September 1958 approximately 400 acres in the northeast/north-center of Segment A were leased back from the University of Minnesota to the Department of the Air Force and renamed Rosemount Ammunition Storage Annex. (The area of the lease is approximate since no lease for the Rosemount Ammunition Storage Annex has been located.) The leased area in this Findings and Determination of Eligibility contained two ammunition storage igloos that were built with the original Gopher Ordnance Works. The lease was terminated in September 1958, and control of the area was returned to the University.

3.5.5 The Department of the Navy leased approximately 20 acres (including the two ammunition storage igloos) from the University in 1962. The Navy still operates a tracking station at this location under Lease U-169 with the University of Minnesota.

3.6 Southwest Property

The remainder of the initial acreage that was Gopher Ordnance Works (approximately 4,000 acres) was either returned to the pre-World War II owners or sold as agricultural farmland.

4. Segment B

4.1 This 800-acre (more-or-less) segment of Gopher Ordnance Works was purchased, leased and licensed by the War Department to provide a pathway for water pipes extending 4-miles to the southwest from Ranney wells on the Mississippi River (near Spring Lake) to the northeast

corner of Segment A where a water-treatment facility was located to prepare the water for steam plant boilers as well as to supply the fire protection system. Segment B included pumphouses and 42-inch diameter water lines from wells to reservoirs.

4.2 A review of real estate records shows that Koch Refining Company currently owns the majority of this acreage. Other parcels are privately held or owned by the Metropolitan Council (a regional planning agency serving the Twin Cities seven-county metropolitan area), Dakota County or the State of Minnesota. Neither the Department of Defense nor the University of Minnesota currently owns/leases land in Segment B.

5. Segment C

5.1 This 1,000-acre (more-or-less) segment of Gopher Ordnance Works was subject to an easement by the War Department. The segment starts from the southeast corner of Segment A and connected the waste ditch to the Vermillion River. This segment also included about seven miles of the Vermillion River to the northeast.

5.2 A review of real estate records shows that private landowners or the city of Vermillion, MN, currently owns this acreage. None of Segment C is currently owned/leased by the Department of Defense.

6. Segment D

6.1 This 525-acre (more-or-less) segment of Gopher Ordnance Works was subject to an easement by the War Department. The segment extended from Segment C continuing along the Vermillion River to the northeast through Hastings (MN) to the Mississippi River.

6.2 A review of real estate records shows that private landowners or the city of Hastings, MN, currently owns this acreage. None of Segment D is currently owned/leased by the Department of Defense.

DETERMINATIONS

Based on the foregoing findings of fact, the entire Former Gopher Ordnance Works property has been determined to have been under the jurisdiction of the Secretary of Defense and owned by, leased to or otherwise possessed by the United States prior to 17 October 1986. The property is therefore eligible for inclusion into the Defense Environmental Restoration Program-Formerly Used Defense Sites established under 10 U.S.C. 2701 et seq.

Date

GREGG F. MARTIN
BG, USA
Commanding

ATTACHMENT 04

WAR ASSETS ADMINISTRATION
Chicago 4, Illinois

TO: Mr. James S. Harvey
FROM: G. G. Schram
SUBJECT: Copper Ordnance Works
Roumoust, St. Paul, Minnesota
Survey made on July 1 and 2, 1946

July 10, 1946

3
104A-MIN-16

WD-366

Your examiner contacted Messrs. Carl O. J. Peterson, Chief, Real Property Disposal Division; Glen H. Klumbe, Assistant; Otto Kummer, Engineer; W. J. Galbach, Fire Prevention; C. R. Chalberg, Fire Chief; W. F. T. Becker, Guard Chief; also Mr. Ray Johnson of the Standard Construction Company, Inc., in securing data relative to the operations at this ordnance plant.

General Information. Subject plant is located approximately 25 miles south of St. Paul, Minnesota, just east of Roumoust, Minnesota. Land area is approximately 12,120 acres of which 4,000 acres comprise operating area inner fenced. Outer fencing encloses the entire area with all gate entrances locked or guarded.

Construction. There are approximately 604 buildings with a combined building area of 2,634,000 square feet. HW Brochure, AP-60, a part of this file, identifies all major buildings of subject plant by number, designation, exterior construction, overall size, square foot area, etc., too numerous to outline in this narrative report.

Buildings are grouped in series from 100 to 900 and are from 1 to 4 stories in height, mostly 1-story. Structural frame is mostly wood with some steel and concrete. Exterior walls finish varied: sheathing, drop siding and cement asbestos; brick; concrete and brick. Roof construction principally wood, some steel. Generally 4-ply built-up roof. Flooring is varied - wood, concrete and scilb.

General building areas comprise the following:

- Staff residence area
- Administration area
- Service (Shop and maintenance)
- Explosive Storage and shipping area
- Safety areas (unoccupied lands)
- Storage and waste disposal
- Water supply
- Powder plants
- Acid areas
- Nitrating area
- Powder manufacturing area
- Recovery area.

Plant is subdivided into two divisions, namely, A, B and C lines which were completed and the D, E and F lines which were not completed and considerable dismantling was performed.

10

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Water Supply and Distribution Systems. There are no City water lines serving this plant. Two deep wells, equipped with manually-operated, electrically driven turbine pumps, 2000 GPM each, force water to a 50,000 gal. steel chlorinated drinking water tank at 125 feet elevation. This water is returned by gravity or pump pressure to a 200,000 gallon reservoir for fire protection purposes. All water is treated both for drinking and fire protection.

Two manually operated gas-driven pumps, 500 GPM capacity, adjacent to reservoir pump water from 200,000 gal. reservoir to charge the underground loop system and also fill a 100,000 gal. overhead gravity tank. Maximum of 7 1/2 pressure can be maintained on fire lines.

The 7,000,000 gal reservoir has been disconnected and conditioned as a standby. Two Runway Wells discontinued. Pumping station at river front has been shut down. This station originally took suction from Mississippi for raw water supply to plant.

Power and Light. Northern States Power Company furnish power and light to this plant. Originally the installation consisted of one line, 115,000 volts, 3 phase, 60 cycle transformer on line, 35,000 KVA, and 1 line 69,000 volts, 3 phase, 60 cycle transformer on line 6,000 KVA. The 115,000 volt line has been de-energized. The 69,000 volt line remains with no emergency circuits set up. It was thought advisable not to make any radical changes which would involve considerable expense until disposition of plant was decided upon. Exterior lighting has been eliminated except a few street lights were required. Interior lighting has been minimized and the KW demand materially reduced to minimum.

Telephones. Of an original 20 incoming 2-way trunk lines, 10 are now in use, namely, 5 from St. Paul and 5 from Minneapolis. Plant operates a two-position dial board of 160 lines of which 71 will remain in use with 25 extensions. Board operates 24 hours, 7 days a week, with 1 operator to each 8 hour shift and a relief operator. Instruments are being removed from some sections and other sections require additional instruments from time to time. A list of locations for the 71 instruments and 25 extensions is a part of this general file.

Heating. Power house building 401-a, located in the A, B & C line area, comprises 5 vertical tubular high pressure steam boilers with a total capacity of 920,000# of steam per hour. Pulverized coal fired and fed by blower system. Overhead steam lines feed entire area. Power house has been completely shut down and being conditioned as standby.

Powerhouse building 401-B was not completed and a portion has been dismantled.

Decentralized heating is provided for such areas as may require heat this coming season, namely; 2 boilers for administration building, 1 for fire house, 1 for shop area. Floor type radiators provide heat.

Sewage and Water Disposal. Plant equipped with sewage disposal facilities. Present method is by surface draining the area and discharging into Vermillion River thence to the Mississippi River at Hastings, Minnesota. Waste water is chlorinated with R-T-B, carried to settlement tanks and digester units, and forced through 8" line. Pressure flow from station by gravity 2 1/2 blocks to gravel pit with 40' drop flow to ground. Three Chicago electrically-driven

Automatic pumps are used in handling this water program. Each pump has a 100,000 gal. capacity for each 24-hour period. Plant handles 12,500 gallons waste water in 24 hours.

Gas. All gas lines and connections have been shut down and no gas is used for any purpose.

Vehicles. Several trucks and other vehicles on hand are to be declared surplus. Standard Construction Company have been assigned 4 or 5 cars; 1 station wagon was sold during the week.

Sales. Some sales activities are in progress and additional site sales operations are scheduled for the immediate future. No further information available.

Plant Clearance. Warehouse buildings 223-a and 223-b have continued flow of material and equipment in and out of the area, approximately 15 trucks a day. These shipments move on loading manifests and vendors shipping documents. Trucks are check in and out.

Corps of Engineers have movement of property from its warehouses which will continue for the next four months. Ship approximately 8 to 10 carlots daily. Ordnance ship coal, acid and chemicals approximately 15 cars a day.

Visitors. Approximately 75 visitors call at the plant daily for various reasons and are controlled by Visitor Register and guards at headquarters. Identification badges are furnished to all visitors. Registration June 4 and 5 - 406

Ordinary and Special Hazards. Bulk storage of acids, chemicals, etc., is being moved safely day by day.

Power lines, transformers, distribution line transformers, switches and all electrical connections well protected.

Bulk storage of smokeless powder in excess of a million pounds is being flashed off at approximately 15,000^{lb} per day.

Very little gasoline storage on hand and underground.

271,000 gal. ethyl alcohol to be moved.

D, E & F lines not having been completed sets up fire hazard as few hydrants extend to buildings in this area and water tanks and pumps are required.

Lack of adequate first aid fire extinguishers in warehouse buildings 223-a and 223-b and the fact that these buildings are not sprinklered sets up hazard.

Smoking in the warehouse buildings areas contributes to fire hazards.

Oil leakage on floor and on barrels in Bay 4, Section 33-35, Building 223-b, contributes to fire hazards.

Storage of flammable liquids in Building 223-b contributes to fire hazards.

Exposures. Buildings in various numbered groups being mostly of frame construction and not sprinklered obviously expose each other.

D, E & F line area does not have full fire protection as afforded A, B & C line area. This D, E & F Area has but few temporary hydrants installed during the early construction period which are not dependable at this time. If a fire occurs in this area, the source of water supply is two 1000 gal. water tank trucks, hardly adequate for a fire of any proportion. Ordinary type hand extinguishers are of little value if lightning or short circuits started a fire. Constant vigilance is necessary and prompt action of the fire department is essential to continued protection.

No reduction in present fire department personnel is advised or recommended at this time. When demolition is complete and activities cease, reductions are in order as later outlined herein. Four grass fires reported in month of June. Weeds now overgrown constitute an exposure to buildings and the weed cutting program should be stimulated at once. Cutting by hand and mechanically is now in progress but not sufficient to eliminate the exposure hazard. Attention should be given to weeds adjacent to the powder magazine area.

Fire Protection. Plant is under fairly good local fire protection but certain corrections are needed to rate the plant as good. Being 30 miles out of St. Paul the plant does not have the advantage of paid city fire department protection and is entirely dependent upon its present force of 18 men plus whatever aid the guard force can furnish in emergency.

The Ordinance fire department is well organized and consists of 18 men, i.e., 1 chief, 4 captains and 13 firemen. Chief is on from 8 am to 4:30 pm, 5 days and subject to 24-hour call. There are four shifts of a captain and 3 firemen and 1 relief man, who relieves certain men who have a day off which is not the same as the day off for the balance of the men on that particular shift. Crews operate three 8-hour shifts with 1 shift off. Shifts rotate and work 40 hours a week.

Originally the plant had an inspection group but this has been dispensed with. In view of this such duties as checking condition of fire extinguishers, house-keeping, fire hydrants, condition of plant roads and various other duties in the field are now taken care of by various members of each shift whenever it can be arranged. The guard patrol has been given the responsibility of checking all buildings in the administration area hourly each night for fire hazards.

All firemen and a portion of the guards are thoroughly trained in all phases of fire protection. The remaining guards should receive fire protection training. It is essential at this time to maintain present fire crew to man engine pumper in emergency. It may develop that more than 1 engine pumper will be required. Firemen are kept busy with equipment on maintenance duties and constantly checking pumps, tanks and reservoir for efficient operation.

A well-equipped fire station houses the following major equipment:

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Engine #1 - Chevrolet (crash truck) with 200-gal. booster tank and a 100 GPM high pressure front mount pump, including ladders, extinguishers, etc.

Engine #2 - International truck with 200 GPM rotary pump, 1000' of 2½" and 750' of 1½" fire hose, 400 gal. booster tank and 150' of 1" hose.

Engine #3 - Chevrolet with 200 GPM pump, 1000' 2½" fire hose, 200 gal. booster tank and 150' of 1" hose. Foam Generator and 600# foam powder.

Tank Truck #1 - 1000 gal. capacity - accompanies Engine #3 in outer areas.

Tank Truck #2 - 1000 gal. capacity - accompanies Engine #2 in outer areas.

1 Ambulance.

Additional hose, 2500' - 2½" D.J. fire hose and 2000' - 1½" D. J. fire hose plus other equipment. Semi-annual hydrostatic tests are given all hose.

Maintain Engines #2 and #3, also tank trucks #1 and #2 in conjunction with engine operations until the demolition program is complete, then cut off Engine #2 and tank truck #2 for protection on a shut down basis. Eliminate crash truck #1 as not essential. Maintain ambulance during demolition program. This may be released following completion of program.

The underground system consists of 8", 10" and 12" supply fire mains, totally looped and covers the entire A, B & C line area and a small part of the D, E & F line area. 250 fire hydrants are distributed along the line approximately 200' apart and a pressure of 55# to 60# is maintained at all times. Most of the hydrants are provided with dual 2½" outlets but no 4½" pumper connections.

175 hose houses with 150', 200' or 250' of 2½" fire hose are distributed throughout the A, B & C line area. Most of these hose houses are to be dismantled and the fire hose removed and declared surplus at a later date.

Two leaks in the underground, one on the west and south side of the acid area and one on the east section of the 234 series buildings have cut off 5 hydrants in the first group and 6 hydrants in the latter area. These leaks should be corrected before additional leaks decrease the line pressure too greatly.

Sprinkler Systems. Originally there were 137 automatic systems (wet and dry) in service. As of June 15, 1945, there were 84 dry and 53 wet operating. All of these systems have been shut off and drained with the following exceptions where they are believed to be necessary:

- 3 wet systems - Combined shop area Building 717-A
- 1 wet system - Fire house building 709-A
- 1 wet system - Hospital area Building 705-A (Except Expl. Department)
- 1 wet system - Stores (Receiving Wing) Building 713-A
- 1 wet system - Stores (Receiving Wing) Building 713-B

Automatic sprinklers in operation are apparently in good condition and checked regularly.

Standpipes. There are 37 standpipes installed in the 700 series group area as follows:

Administration area 700-A 18 Standpipes each 50' - 1 1/2" hose
Inpl. & Hospital Area 700-A 6 Standpipes each 50' - 1 1/2" hose
Patrol Headquarters 700-A 3 Standpipes each 50' - 1 1/2" hose

Extinguishers. The following types of hand extinguishers are distributed throughout the area:

113 - 2 gal water pump cans.
2 - 4 gal water pump cans
72 - 1 qt. Carbon Tetrachloride
8 - 2 1/2 gal. Foam
6 - 2 1/2 gal S & Acid
2 - 10' CO₂
1 - 10' CO₂
1 - 2' CO₂
205 - Total

The following comprise stock storage:

64 - 2 1/2 gal water pump cans
49 - 2 gal. water pump cans
29 - 1 gal. carbon tetrachloride
13 - 10' CO₂
22 - 4' CO₂
6 - 2 1/2 CO₂
1 - De Gas
16 - 2 1/2 gal. Foam
5 - 2 1/2 gal Soda & Acid
220 - 1 qt. Carbon Tetrachloride
407 - Total

Some buildings are inadequately supplied with fire extinguishers. As an example, warehouse buildings 223-a and 223-b have 8 and 10 - 2 1/2 gal. pump cans respectively. Proper coverage for these buildings with a total square foot area of 50,000 each would be 32 units to each building or 1 unit for each 2500 square feet of space where no automatic sprinkler protection is furnished. All buildings in use should have extinguishers furnished on the above basis. Where automatic sprinklers are installed the extinguishers can be distributed on a basis of one unit to each 5,000 square feet of space. A list of extinguisher locations by buildings is a part of this general file.

Fire Phones and Alarms. Originally there were 21 emergency fire telephones and 115 Cameroll fire alarm boxes distributed throughout the area. The fire telephones were discontinued and equipment removed. The Cameroll system was disconnected but the equipment is still in place.

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With the fire alarm system out of operation the only dependable source of fire control is the two-way radio patrol. If this radio should fail as this type of equipment sometimes does, the report on fires would be seriously delayed. Even though the radio patrol discovered a fire it would have to be relayed to the fire department through the switchboard whereas the fire alarms should be a direct connection to the fire department. Five to ten minute delays often give a fire a headway that is difficult to overcome.

This point leads to the question of inadequacy of phone service insofar as fire protection is concerned.

The switchboard operates 24 hours a day with an operator on each shift. All fire calls must clear the switchboard. At various times the night shift operators fails to show up on the job and temporary arrangements must be made to handle this problem. This was the case on July 2, 1946, when the board had no service from midnight until 8 am.

One method employed in these situations is to plug in a connecting line at the fire station and at guard headquarters. These lines permit cross contact between these two departments but the calls must clear through the St. Paul or Minneapolis telephone exchanges causing delayed action not conducive to good fire control protection. During such times the building telephones in the area cannot function and any call over building phones would not register without an operator.

In view of the above, very definite advance arrangements must be made to insure an operator on the switchboard at all hours. It would be economical in the long run to reconnect the Gamewell system for direct reporting to the fire station. Of the 118 boxes installed, it is indicated that we could dispense with approximately 60 boxes in certain areas and retain 78 boxes where they are most needed. This will insure prompt action in reporting fires which may occur in the area. Such locations are indicated on the fire map, a part of this file and will support the 2-way radio patrol cars.

It is not advisable to use special assigned building phones to report fires as some of these buildings are locked over the week-end and would cause considerable delay. Moreover, the fire may be in the area where phone is located making it necessary to go to some other building to locate a phone.

Gamewell alarm boxes and locations are indicated on listing, a part of this file.

Safety and First Aid. Plant has no organized safety program. Accidents are reported to Mr. Klamm, who in turn relays them to Mr. Johnson of the Standard Construction Company for whatever action seems advisable. Apparently there are no frequency nor severity detailed records maintained; therefore, no proper analysis can be made.

Ordinary first aid supplies are made available and for more serious types of accidents an ambulance is on hand to handle such cases. Safety program should follow pattern of our safety series letters.

Warehousing. This is the subject of a separate report.

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Guard Service. 25 guards comprise this department operating on a 40-hour week, with three 8-hour shifts 5 days. Guard protection consists of 1 chief, four lieutenants and 20 patrolmen.

The 2-way radio patrol cars operate throughout the area. Car patrol and guards call headquarters on the half hour. Fire houses call guard headquarters hourly. Guard posts are changed hourly. Patrol travelled 9,924 miles during June.

Distribution of guards as follows:

| | 1st | 2nd | 3rd | Total |
|----------------------------|-----|-----|-----|------------|
| Main Gate /B | 1 | | | 1 |
| Main Guard Hdqtrs. /1 | 1 | 1 | 1 | 3 |
| Gate #12 (Hose & Salos) | 1 | | | 1 (5 days) |
| Gate #4 (Change of shifts) | 1 | | | 1 (5 days) |
| Patrol Car #1 | 1 | 1 | 1 | 3 |
| Patrol Car #8 | 1 | 1 | 1 | 3 |
| Superv. Lia. | 1 | 1 | 1 | 3 |
| Chief (5 days) | 1 | | | 1 |
| Saturday & Sunday Relief | | | | 7 |
| | | | | <hr/> 25 |

Distribution of day shift as follows:

- Supervisory - 1
- Desk & Radio - 1
- Foot Patrol - 1
- Vehicle Gates - 2
- Inside Gates - 1
- Motor Patrol - 2

No reduction of guards or fire personnel is advisable at present due to varied activities requiring close checking.

WAA sales activities are in progress in the A, B & C area. Post Engineers' Sales activities in the D, E & F area. Car patrol checks Corps of Engineers warehouse buildings. Also a foot patrol of stores and combined shops. Buildings where inventory is complete are locked. 1/2 hour fence patrol 4 times per shift. Important buildings checked hourly. Balance of buildings in area checked four times on night patrols. Occasionally check of river front is made (29 in June).

Only 1 man assigned to a patrol car which is not a satisfactory set up but for the present will have to suffice.

Guards also have personnel to clear in and out of the plant. Standard Construction Company have approximately 102, to which is added Corps of Engineers, Ordnance, Security Warehouse group, WAA, DuPont and subcontractors for Corps of Engineers making a total of over 200 persons.

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With regard to truck shipments, it is difficult for one guard at the truck gate to check material and equipment out of the plant with any degree of accuracy. If material on trucks is not checked, it is quite possible to effect a loss of Government property which over a period of time would amount to a considerable figure.

Guards do what they can to check but it is only fair at the best. Most material clears on a loading manifest WD-10 or a vendor's shipping document either of which is adequate for checking purposes.

One outstanding weakness insofar as possible loss of Government property is concerned is the use of a material and package pass form G-379, which in many cases authorizes the guard to pass shipment on order number without description of the items. This pass is also used for personal property clearance. Items should be initialed in ink covering outgoing shipments so guards can make a complete check.

Sticker seals are often placed on rear compartment and glove compartment on cars which have permits to pass in and out of plant. If seals are broken the guard makes a search of compartments. Too much faith cannot be placed on the effectiveness of this measure as seals can be removed without breaking and replaced. Moreover, seals can be stolen and used generally to remove property from the area. The measure is a precaution but not a safeguard.

Checkers are supposed to accompany trucks to the gates but this is only done in Corps of Engineers shipments. Security warehouse shipments do not have this service and shipments are made on vendor's shipping documents subject to guard check.

Miscellaneous activities of the patrol division during June is a part of this file.

REMARKS.

Your examiner is cognizant of the demolition program soon to be made effective at this installation. However, the recommendations as made are in the interest of present safety and fire prevention and therefore essential to such security.

Following such demolition procedure the personnel of the guard and fire forces can be reduced to minimum requirements commensurate with shut down conditions. Moreover, the two groups, guard and fire, can be consolidated under 1 unit with 1 directing head preferably a fire chief.

As a shut down installation, consideration can be given to a further reduction in fire alarm boxes only to the extent that can be justified by conditions.

Consideration should also be given to transfer of 2-way radio transmitter to fire department headquarters for efficiency. One patrol car can be eliminated under shutdown conditions and certain other gates closed and locked.

It should be possible to reduce present personnel of 43 to 23, on the following tentative basis (to be determined later plus or minus):

Y909 FILE

3 Patrol (1 car - 3 shifts)
3 Fire Lt. Supervisors
3 Fire Engine Crew
3 Fire Headquarters (Radio Control - 3 shifts)
1 check personnel administration building
2 foot patrol of main administration building, 2nd & 3rd shifts
1 main gate (1st shift)
1 relief and general
1 fire chief
3 Saturday and Sunday relief

A complete report of patrol procedures consisting of 10 pages is a part of this general file.

Maps and other reference matter is a part of this file.

G. G. Schram
Examiner

CGS:dnj

cc: Washington office (2)
HAA Files

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RECOMMENDATIONS. Recommendations submitted herein are divided into two groups. Group I to cover present emergency and Group II to cover future operations as a shutdown plant when the demolition program is completed and general activities cease.

GROUP I

1. Increase the number of first-aid fire extinguishers to a total of 32 units for each of the warehouse buildings #223-A and 223-B, based on standard requirements of 1 unit for each 2500 square feet of floor space in unsprinklered areas. Automatic sprinklered areas require 1 unit for each 5000 square feet.
2. Clean up spillage or leakage from drums of flammable liquids in Bay 4, Building 223-B, both on floor and on drum tops.
3. Suggest if possible the use of small out buildings #223-A and 223-A immediately south of main warehouse buildings for the storage of all types of flammable liquids which now contribute to fire hazards in the warehouse buildings.
4. Enforce "No Smoking" rule in the warehouse buildings 223-A and 223-B, except in offices where smoking is permitted.
5. Make necessary repairs to the roof in building 223-B, Bay #1, to prevent water leaking into building.
6. If combustible storage is to be continued in the security warehouse buildings, it is essential for continued fire protection to install a 2" standpipe system. However, as complete demolition of premises is contemplated, recommendations covering such standpipe installation is temporarily suspended until status is determined. Moreover, it has not been fully determined if the warehouse buildings are to be heated this fall in which case standpipes would not be practical.
7. All buildings in use should have extinguishers furnished on a basis of 1 standard unit for each 2500 square feet of floor space. Sprinklered areas require 1 unit for each 5000 square feet.
8. Repair two leaks in the underground fire system, one on the west and south side of the acid area and one at the east section of the 224 series buildings where 11 hydrants have been cut out thereby reducing protection.
9. Reconnect the Ganswell fire alarm system including control unit in fire station. 40 of the 115 boxes can be cut out leaving 75 boxes where protection is most desirable.
10. Maintain 24-hour service on telephone switchboard and arrange for immediate replacement for operators who absent themselves on any shift. Discontinue the practice of hooking up St. Paul and Minneapolis emergency lines to fire house and guard headquarters to overcome absence of operators on switchboard.

11. Maintain present strength of 18 firemen and 25 guards until major activities and demolition program is completed. Reductions to be made for shutdown conditions as outlined in Group II recommendations.
12. Organize a safety program and Safety Committee to hold safety meetings weekly and maintain complete frequency and severity records. Report all accidents on standard accident forms furnished and mail copy to Safety and Fire Protection Branch, NAA, 202 South LaSalle Street, Chicago 4, Illinois. Follow basic outline of Safety Series letters furnished.
13. Place two guards at truck gates on day shift to closely check material and equipment leaving plant against loading manifest, vendor's shipping document and package passes.
14. Replace present package pass form G-379 with NAA standard numbered package pass and follow through on requirements as indicated on such pass to effect more efficient checking of merchandise and personal property taken off the premises.
15. Maintain tool box inventory on all persons bringing such equipment into plant and recheck against inventory card when tool boxes leave plant.
16. Maintain Fire Pumper Engines 2 and 3, and Water Tank Trucks 1 and 2 for present operations; also ambulance. Crash truck #1 can be eliminated as not essential. See group II (A-7) recommendation for future reduction.
17. Retain a sufficient amount of $2\frac{1}{2}$ " and $1\frac{1}{2}$ " fire hose for replacements commensurate with units now in use on pumper engines.
18. All guards should have the benefits of training in safety and fire protection and training program should be continued to effect such measures under direction of the Fire Chief.
19. Particular attention should be given to fire doors in warehouse buildings so that they do not become blocked or material storage allowed to rest against doors which might interfere with their automatic operations.
20. Overgrown weeds constitute a very definite fire hazard particularly adjacent to frame buildings and in the powder magazine area. Weed cutting program should be stimulated at once and continued until the hazards are eliminated.
21. It is not advisable to depend upon special assigned telephones to report fire as some of these buildings are locked over the weekend and would cause considerable delay. Fire alarm boxes are primary and telephones secondary on fire calls. The former being direct to fire house, the latter relayed. A few minutes delay in reporting fire may be very costly in loss.
22. Continue operation of two patrol cars with 2-way radio control for the immediate present.

GROUP II (Future operations).

A-1. Following demolition program and other activities, the fire and guard personnel for a shut down plant should be materially reduced. It should be possible to reduce from 45 to 25, on the following tentative basis, accurately to be determined later, plus or minus:

- 3 - Patrol (1 car - 3 shifts)**
- 3 - Fire Lt. Supervisors**
- 3 - Fire Engine Crew**
- 3 - Fire Motors (Radio control 3 shifts)**
- 1 - check personnel, Administration Building**
- 3 - Spot patrol of main Administration Building on 2nd & 3rd shifts if building is to be used.**
- 1 - main gate (1st shift)**
- 1 - relief and general**
- 1 - Fire chief**
- 6 - Saturday and Sunday Relief**

A-2. Combine both fire and guard protection into 1 unit with 1 directing head, preferably a fire chief.

A-3. Consider further reduction in Gusswell fire alarm boxes only to the extent that can be justified by conditions.

A-4. Transfer 2-way radio transmitter and all apparatus to central fire headquarters for efficiency of operation. Establish 1 headquarters for fire and guards.

A-5. Eliminate one 2-way radio patrol car and place other car on continuous operation.

A-6. Close and lock all gates except main entrance gate from plant and Administration Building.

A-7. Discontinue use of pumper engine #2, water truck #1, and make necessary arrangements for disposition.

C. C. S.

ATTACHMENT 05

DECLASSIFIED
NND 735004
FORM 10/1/54

DEC 30 1943

HISTORICAL REPORT OF THE GOPHER ORDNANCE WORKS
AS DIRECTED BY ORDNANCE DEPARTMENT ORDER NO. 337, SEPTEMBER 21, 1942

REPORT SUBMITTED FROM DATE OF
APRIL 1, 1943 to JUNE 30, 1943

RECEIVED
OSL
31 JUL 1943



GOPHER ORDNANCE WORKS

Vol. III

1 April 1943 thru 30 June 1943

TABLE OF CONTENTS

| | |
|---|--------|
| Land Acquisition | Page 1 |
| Labor Relations | 1 |
| Employment Relations | 1 |
| Employee Transportation | 1 |
| Retarding Factors | 2 |
| Percentage of Completion of Overall Project | 2 |
| Military Personnel | 2 |
| House Organ Publication | 3 |
| Index to Appendix | 4 |

T/C prepared
in Baltimore
2 April 1945
C.M.

DECLASSIFIED
NNS 735004
NARA

TRIMONTHLY CHRONOLOGICAL REPORT

April 1, 1943 to June 30, 1943.

Activities at Gopher Ordnance Works for this report period have taken the following trend.

Land Acquisition:

A total of 129.56 acres is required for the pipe lines running from Booster Station to Wells Nos. 3 and 4, and part of this land has already been acquired. There were eight tracts comprising 83.75 acres, together with two tracts containing 13.74 acres, and five tracts comprising 32.07 acres. Title has been acquired in the first two parcels of land by filing the Order of Possession on 10 March 1943. Proceedings have been instituted on the remaining five tracts, but the Order of Possession has not as yet been filed.

Labor Relations:

There has been no change in existing Labor Relations policies nor any new policies formulated.

Employment Record:

Employment movement during the period is reflected in the following.

| | <u>du Pont</u> | <u>Subcontractors</u> | <u>Government</u> | <u>Total</u> |
|----------------|----------------|-----------------------|-------------------|--------------|
| April 30, 1943 | 4,949 | 1,844 | 301 | 7,094 |
| May 31, 1943 | 3,114 | 968 | 237 | 4,319 |
| June 30, 1943 | 2,621 | 542 | 221 | 3,384 |

Employee Transportation:

During this period only one (1) transportation booth has been maintained in which are handled all requests, amounting to approximately 1,000 per month for employees requesting rides or passengers. 80% of all requests have been fulfilled, the remaining 20% locating their own transportation. Several busses from suburban Minneapolis and Saint Paul and outlying territories have discontinued their service. By the end of June, only one (1) bus was operating to and from the Gopher Ordnance Works, and that from Saint Paul daily.

During this period approximately 1,400 renewal and new applications for supplementary gasoline rations were handled. With the Gopher Ordnance Works operating as a Sub-Board, it has been able to give between 24 and 48 hour service on all applications with the exception of those employees residing in Hennepin County. These applications must still clear through the Minneapolis board.

Tire rationing procedures were revamped at the beginning of the period. All requests for tires are submitted to the Transportation Planning Committee and forwarded directly to the local ration boards for handling. Approximately 500 requests were received during the period.

Retarding Factors:

Due to the "stop order" (change order number nine, see appendix) received on D, E and F lines and cancellation of D. P. A. facilities, the project was unable to secure higher priorities for essential items not otherwise obtainable. The priority rating of AA-3 was in effect during the period covered by this report and was inadequate to meet construction requirements.

The weather conditions during this period were normal, but melting snow and rain in the spring caused flood conditions that stopped work on two dams that were under construction and did some damage to work already completed on them.

Percentage of Completion of Overall Project:

Progress for overall phases of construction for the project is as follows: (as of June 30, 1943)

| | |
|--|-------|
| 1. Overall for project (completed) | 97% |
| 2. Equipment (power and manufacturing) installed | 99.3% |
| 3. Buildings (balance of project) | 99.1% |
| 4. Roads and parking areas | 99% |
| 5. Railroads - main lines | 100% |
| light lines | 100% |
| 6. Sewers | 99.4% |
| 7. Outside pipe lines (steam and process) | 99% |

Military Personnel - Corps of Engineers:

1. Changes of Primary Duty - Captain H. M. Markus was relieved of his duties on 4 May 1943. Captain F. E. Mullen was relieved of his duties on 13 May 1943. There were no promotions during this period.
2. Addition Duties Assigned - Captain E. B. Youngquist on 1 May 1943 was designated Protective Security Officer, Administrative and Personnel Officer, and Transportation Officer. On 13 May 1943 he was also designated Executive Officer.

Military Personnel - Ordnance Department:

Changes of Status:

Under the provisions of paragraph 5, Ordnance Department Special Orders 151, dated 25 June 1943, 1st Lt. Wilfred P. Werdel, O-303500, Ordnance Department, this station, was relieved of duty at this station and assigned to Pennsylvania Ordnance Works, Williamsport, Pennsylvania.

Ordnance Department:

Property: In accordance with the provisions of the War Department Industrial Accounting Manual, the Area Engineer accepted initial accountability on all property purchased from Ordnance funds and furnished him for consumption or incorporation in the plant facilities. Ordnance property records were set up on all material and supplies purchased for operations and not furnished the Area Engineer for incorporation in the plant. During the period under review, completed buildings and/or facilities were accepted by the Ordnance Department from the Area Engineer on Forms 290 and property records set up on those so accepted. Also during the period under review, approximately one-half of the plant facilities, namely lines D-E-F, were canceled, and all equipment and materials for this portion of the plant were declared excess and available for transfer or sale to other facilities.

Fiscal and Audit: Fiscal and audit functions of the Ordnance Department continue to be handled by the Area Engineer during the period under review. With the indefinite suspension of operations, previous plans to take over the Area Engineer Audit and Fiscal Section were necessarily abandoned. However, personnel on his rolls which were desired for stand-by functions were transferred to Ordnance rolls and adequate provisions made for the audit of contractor's vouchers after the Area Engineer leaves the plant site.

Du Pont Personnel - Operations:

Due to Change Order Number 9, dated May 11, 1943, (see appendix) being received, immediate steps were taken by E. I. du Pont de Nemours and Company, Inc., to reduce personnel at this facility and place them at other facilities where their training would be available to further the war effort. The policy followed by du Pont during this period was that of completing A, B, C lines to such an extent that should they be called upon to use this facility at such future date as designated by the Ordnance Department, operations could begin 120 days after said Company had been notified. Plans were perfected whereby plant protection forces and maintenance forces, consisting of both du Pont and Area Engineer personnel, could be turned over to Ordnance jurisdiction with a minimum of friction.

House Organ Publication:

In compliance with Ordnance Department Order No. 67, dated 28 June 1943 (see appendix), the "Propellant", house organ of this facility, was discontinued, the last issue being that of Friday, May 21, 1943.

INDEX TO APPENDIX

| | <u>Page</u> |
|---|-------------|
| 1. Water Intake Line (Additional Land) | 5 |
| 2. Teletype from F.D.A.P. | 6 |
| 3. Letter from C of O to duPont pertaining to elimination of 3 smokeless powder lines and facilities for D.P.A. | 7 |
| 4. Letter from F.D.A.P. to du Pont pertaining to completion of lines A, B and C and Oleum Unit - Change Order No. 9 | 9 |
| 5. Letter from Major Markus to Area Engineer pertaining to Procedure for Handling Ordnance Purchases Placed by Wilmington | 11 |
| 6. Letter from Major Markus to F.D.A.P. on report on procedure and progress relating to Change Order No. 9 | 12 |
| 7. Ordnance Department Order No. 67 | 14 |
| 8. Special Orders | 15 |
| 9. Plant Paper ("The Propellant") | 24 |

COPY

DECLASSIFIED
NAD 73502
EX-100

R E S T R I C T E D

March 22, 1943

Johnston/oh
SPOLY - EXEC. DIV.

MR. F. W. BRADWAY
E. I. du PONT de NEMOURS & COMPANY
WILMINGTON, DELAWARE

CONFIRMING CONVERSATION BETWEEN MR. SKILLING AND MR. SMITH OF THIS OFFICE AND MR. BRADWAY AND CAPTAIN JOHNSTON, PLEASE BE ADVISED THAT START UP DATE FOR OPERATIONS AT GOPHER ORDNANCE WORKS HAS BEEN POSTPONED UNTIL JANUARY 1, 1944. THIS NOTICE WILL BE CONFIRMED BY FORMAL LETTER AND CHANGED CONDITIONS WILL BE COVERED BY SUPPLEMENTAL AGREEMENT. END CITE SPOLY JOHNSTON TT

GERBER

COPY



WAR DEPARTMENT
Office of the Chief of Ordnance
Washington, D. C.

April 22, 1943

E. I. du Pont de Nemours and Company
Wilmington, Delaware

Attn: Mr. F. W. Bradway

Instructions Re: Elimination of 3 Smokeless
Powder Lines and Elimination of Facilities for
the Manufacture of Diphenylamine, Gopher Ord-
nance Works, Contract No. W-ORD-642, as amended.

Gentlemen:

Reference is made to teletypes from the Office of the Field
Director of Ammunition Plants, St. Louis, Missouri, dated April 9, 1943
and April 19, 1943, in which you were advised of the above eliminations.

It has been administratively determined that Contract W-ORD-642,
as amended, is to be further amended so as to provide for the elimination
of 3 smokeless powder lines and for the elimination of all facilities for
the manufacture of Diphenylamine. Consequently, pursuant to Article VI-B,
Title VI, of contract W-ORD-642, as amended, and as a part of the work
under said contract, you are hereby directed in connection with the 3
smokeless powder lines, known as lines D, E and F, (which are the 3 lines
equipped with horizontal presses, having a total estimated maximum daily
capacity of 300,000 pounds of multi-perforated cellulose nitrate cannon
powder, M1, sizes up to .06") and in connection with the facilities for
the manufacture of Diphenylamine, to discontinue all work and the placing
of all orders for materials, facilities, equipment and supplies and to
proceed to cancel promptly all existing orders and terminate all subcon-
tracts insofar as such orders and subcontracts pertain to the said 3
smokeless powder lines and to said facilities for the manufacture of di-
phenylamine.

These directions are not intended and must not be construed to
affect in any manner the 3 remaining smokeless powder lines known and
designated as lines A, B and C, or the Oleum unit, the completion of both
of which, with all facilities and appurtenances thereto, is desired by the
Ordnance Department.

Since other new Ordnance Facilities may be able to utilize some
of the equipment rendered unnecessary at the Gopher Ordnance Works by
reason of the foregoing instructions, you are directed to take this factor
into consideration, insofar as is practicable, and to cooperate with the
Contracting Officer to allocate any equipment utilizable at another Ord-
nance Facility, prior to cancelling any orders for equipment. The appro-
val by the Contracting Officer of any cancellation shall be conclusive
evidence that you have fulfilled the foregoing consideration.

C O P Y



Moreover, you are hereby authorized and directed to negotiate lump-sum settlements, subject to the approval of the Contracting Officer, covering any cancellation charges that may result from the elimination of said 3 smokeless powder lines and from the elimination of facilities for the manufacture of Diphenylamine. The Contracting Officer has available for use and advice in approving these lump-sum settlements the Ordnance District Auditors.

It is further directed that you prepare an estimate covering the elimination of said 3 smokeless powder lines and the elimination of facilities for the manufacture of Diphenylamine which can be used as a basis for negotiating a formal supplement to Contract W-ORD-642, as amended, and in negotiating any adjustment in the fee made necessary by said eliminations.

For the Chief of Ordnance:

Very truly yours,

ROSSWELL E. HARDY
Brig. General, Ordnance Dept.
Contracting Officer

C O P Y

DECLASSIFIED
NIN 735001
APR 1974

Change Order No. 9
to Contract W-ORD-642,
Gopher Ordnance Works

WAR DEPARTMENT
Office of the Chief of Ordnance
Field Director Ammunition Plants
3637 Lindell Boulevard
St. Louis, Missouri

COOL - Exec. Div.

May 11, 1943

E. I. du Pont de Nemours & Company
Wilmington, Delaware

Attention: Mr. F. W. Bradway

Gentlemen:

Re: Completion of Lines A, B and C and the
Oleum Unit, Gopher Ordnance Works.

This letter will confirm teletype from the Office, Field
Director of Ammunition Plants, St. Louis, Missouri, dated March 22, 1943,
in which you were advised that the start-up date for operations at the
Gopher Ordnance Works had been postponed until January 1, 1944.

Since the date of the teletype above referred to, formal
notice of cancellation of all work on smokeless powder lines D, E and F
and on the facilities for the manufacture of diphenylamine has been for-
warded to you under date of April 22, and formal directive to the Corps
of Engineers to like effect was forwarded on the same date.

With respect to lines A, B and C, it has been determined by
the Ordnance Department that present schedules for the production of
smokeless powder at other facilities are adequate to meet present require-
ments, and that it will therefore not be necessary at this time to com-
mence operations on lines A, B and C. It is, however, the desire of the
Ordnance Department, and you are hereby directed, to continue construction
of lines A, B and C and the Oleum unit so that the various portions thereof
may be accepted by the Corps of Engineers and the Ordnance Department, and
left in such stand-by condition as the Government may direct.

This letter is not intended to be and is not to be construed
as notice of termination or cancellation of any part of the work on lines
A, B and C and the Oleum unit, or any facilities or appurtenances thereto.
It is merely a notice of indefinite delay in respect to the date on which
operation thereof is to begin. Therefore, all construction work and any
and all other work necessary to prepare lines A, B and C and the Oleum
unit for operation are to be carried by you to such a point as will per-
mit you to commence operation thereof (including the training of operating
personnel), on receipt of notice from the Ordnance Department, prior to
the date such operation is desired, as follows:

C O P Y



To: E. I. du Pont de Nemours & Company

May 11, 1943

Acid area facilities required for the operation of the smokeless powder lines are to be complete and ready for operation 120 days from receipt of notice; the nitrocellulose facilities are to be complete so that manufacture of nitrocellulose for the first line can start 120 days from receipt of notice, so that manufacture of nitrocellulose for the second line can start 135 days from receipt of notice, and so that manufacture of nitrocellulose for the third line can start 150 days from receipt of notice; all other facilities on each line are to be completed so that the nitrocellulose can be processed to completed powder without any delays.

You are directed to take all precautionary measures of a nature to prevent deterioration of equipment pending commencement of operation. With respect to acceptance tests of such equipment to insure that it is in operating condition, you are authorized and directed to take any and all steps which in your opinion are necessary to dispense temporarily with such tests or to hold such tests in abeyance, including, but not limited to, any negotiations with the vendors of said equipment necessary to provide for full payment of the purchase price for the materials involved, less a sum representing the estimated cost of carrying out such tests, with the understanding that any such acceptance tests will be made by the vendor when requested during the period by which the purchase order may have been extended and held open. Any agreements reached as a result of such negotiations are to be binding only on the approval of the Contracting Officer or his duly authorized representative.

In the completion of this work it is agreed that there shall be no diversion of production equipment necessary to complete lines A, B and C and the Oleum unit, without the consent of the Contractor, unless in the opinion of the Ordnance Department such a diversion is necessary in the furtherance of the war effort.

Responsibility for all equipment and operating materials which have been or will be delivered to the site and accepted by the Ordnance Department shall be assumed by and rest with the Commanding Officer.

This letter is issued pursuant to the "Changes" clause, Article VI-B, Title VI of Contract No. W-ORD-642, as amended.

Very truly yours,

For the Chief of Engineers:

/s/ O. P. Easterwood, Jr.
O. P. EASTERWOOD, JR.
Major, C. of E.
(Contracting Officer appointed
by the Chief of Engineers)

For the Chief of Ordnance:

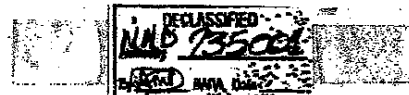
/s/ Raymond Rebsamen
RAYMOND REBSAMEN
Major, Ord. Dept. JJMcl
Executive Officer
Field Director of Ammunition Plants
Contracting Officer

Accepted 5/19, 1943

E. I. du PONT de NEMOURS & COMPANY
By /s/ E. B. Yancey

C.A.R.

COPY



WAR DEPARTMENT
GOPHER ORDNANCE WORKS
P. O. Box 3511
St. Paul, Minnesota

Markus/nws/aj

GOF No. 160/120-1

May 18, 1943

Subject: Procedure for Handling Ordnance Purchases Placed by Wilmington.

To: Office of the Area Engineer, Gopher Ordnance Works,
St. Paul, Minnesota.

1. In accordance with General Hardy's directive of May 5, 1943 to Lt. Col. G. W. Boush, Ordnance Ammunition Production Office, Wilmington, Delaware, designating him as authorized representative of the Contracting Officer to approve all cancellation charges on Ordnance purchases for this contract, the Commanding Officer is relieved of all responsibility in connection with the approval of cancellation charges on purchase orders placed by Du Pont Wilmington Purchasing Section.

2. Effective immediately the Area Engineer Office may accept the signature of Lt. Col. Boush as being final authority for cancellation of Ordnance purchases placed by Wilmington.

3. Purchase orders that are placed by the local Du Pont Purchasing Department will continue to be handled in the same manner as heretofore.

B. MARKUS,
Major, Ord. Dept.,
Commanding Officer.

COPY

WAR DEPARTMENT
GOPHER ORDNANCE WORKS
P. O. Box 3511
St. Paul, Minnesota



GOP No. 471.5/68-2

May 19, 1943

AIR MAIL

Subject: Report on Procedures and Progress Relating to Change Order No. 9 to Contract W-ORD-642.

To: Field Director Ammunition Plants
Office of the Chief of Ordnance
3637 Lindell Boulevard
St. Louis, Missouri

Attn: Lt. Col. P. C. O'Shee

1. Upon receipt of subject Change Order dated May 11, 1943, immediate action was taken by this office to accomplish objectives outlined therein as follows:

- a. Subject Change Order letter was reproduced for the information of Contractor and Area Engineer.
- b. Meeting was called in the office of undersigned, attended by Contractor's Project Manager and Assistant Project Manager, Area Engineer and his assistants, and representatives of the Ordnance Department, at which time contents of Change Order letter was read to and discussed by all representatives present.
- c. Procedures agreed to at meeting resulted in establishment of field committees for each area of A, B, C lines. One member each from Ordnance, Area Engineer, and Contractor was represented on these committees. These committees are to survey, and are in the process of doing so now, each area by buildings to determine the point at which work should be stopped and enable Contractor to commence operations within the period prescribed in subject Change Order letter. All three members of each committee work together and arrive at individual conclusions which are discussed among themselves. Report is submitted daily outlining work to be stopped immediately, specific work to be continued to a definite point, and work to be completed in its entirety.

2. These reports are then analyzed each morning in the Project Manager's office by the undersigned, Project Manager, and the Area Engineer in an attempt to arrive at mutually agreeable conclusions from the information presented by these fact finding committees.

3. However, it appears that the Du Pont Company's interpretation of subject Change Order letter and the interpretation of the Area Engineer and the undersigned are not in accord for the reason that Contractor's interpretation comprehends that all work should be substantially completed

COPY



GOF 471.5/68-2 (cont)

and ready for operation, except for elimination of testing of equipment, no oil to be put into machinery, no instrumentation work to be completed, no belting to be applied, to fabricate but not install the guards on all machinery, no operation refinement details, no work beyond point which would cause extra work in putting equipment and machinery in standby condition, or any work that the Commanding Officer may direct to leave incomplete.

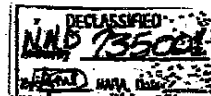
4. It appears from the attitude of the local Contractor's management, based on instructions received by him from his headquarters, that there will be very little opportunity for compromise between the interpretations of Area Engineer and the undersigned and interpretations of the Contractor, with the result that the Contractor's interpretations will have to be concurred in or directives will have to be issued by this office indicating specifically, work that should not be done. Such directive would not be consistent with instructions in Change Order letter to Contractor and could be construed by Contractor of relieving him of responsibility to resume operations within the prescribed time limits outlined.

5. Reports attached from the three members of committee pertaining to buildings 102A and 102B show the wide divergence of views between representatives of contractor and government agencies.

6. It appears, therefore, that on matters in which divergence of opinion exists between Contractor's office and this office, it will be necessary to abide by the Contractor's decisions, since there is little hope of arriving at any important compromise as may be contemplated in subject Change Order letter.

B. MARKUS,
Major, Ord. Dept.
Commanding Officer.

COPY



WAR DEPARTMENT, ARMY SERVICE FORCES
OFFICE OF THE CHIEF OF ORDNANCE
Washington, D. C., 28 June 1943

ORDNANCE DEPARTMENT ORDER)
NO. 67)

Subject: Discontinuance of House Organ Publications at Ordnance Establishments.

1. Effective as of 1 August 1943, all publications of the house organ type published primarily for civilian personnel at or by Ordnance establishments at government expense will be discontinued.
2. Such publications will not be issued after the above date in the interests of economy, conservation of Ordnance manpower and saving of newsprint and other paper stock.
3. This order applies to Ordnance publications of the house organ type, whether published directly by an Ordnance establishment using government funds or to such publications as are issued by contractor-operators of Ordnance facilities at government expense.
4. Ordnance publications of the house organ type have performed a most valuable function for the Ordnance Department since their inception, and they are being discontinued at this time solely in the interests of conservation of manpower, funds and materials.
5. This order does not apply to technical publications having as their sole purpose an educational function, such as the Ordnance Sergeant and Army Motors.

L. H. CAMPBELL, Jr.
Major General, Chief of Ordnance

OFFICIAL:

J. C. Raaen /s/

J. C. Raaen
Colonel, Ord. Dept.
Executive Officer

Distribution: Ordnance Office and all Ordnance Establishments.

ATTACHMENT 06

WAR ASSETS ADMINISTRATION
Metropolitan Life Building
Minneapolis 1, Minnesota

February 14, 1947

TO: Office of Real Property
Office of Acquisitions
Acquisition Review Committee
Organization and Methods Division
Sales Service Division
Sales Planning and Control Division
Division Chiefs, Office of General Disposal
Accounting Division

FROM: E. S. Clark, Deputy Regional Director, Office of
General Disposal
By E. F. Buckley, Administrative Assistant

SUBJECT: Gopher Ordnance Works, Rosemount, Minnesota
Coordination of Transfer of Accountability of
Personal Property from the Office of Real
Property to the Inventories of the Office of
General Disposal - Additional Lists of Buildings

Attached are Exhibits "E" and "EE". Please note that they represent buildings that are reserved for the University of Minnesota.

In furnishing these lists, it is the idea to furnish a complete list of the status of all buildings so there will be a complete record for checking off purposes.

Attachments

CC: Mr. A. W. Carlson
Mr. A. M. Kessenich
Mr. R. B. Mosher
Mr. G. H. Wright
Mr. A. J. Swanson

B-18

WAR ASSETS ADMINISTRATION
OFFICE OF REAL PROPERTY DISPOSAL
Minneapolis 1, Minnesota

STRUCTURES RESERVED FOR UNIVERSITY OF MINNESOTA WITH ALL PERSONAL
PROPERTY THEREIN

EXHIBIT "E"
Class (1) Structures

January 7, 1947

| | |
|--------------------|---|
| 101-A | Cotton Store House |
| 217-A | Knife Grinding Shop |
| 228-A | Ballistic Range & Lab. |
| 228-B | Constant Temperature Powder Mag. |
| 228-C | Atmospheric Pressure Mag. |
| 228-D | Ballistic Storage |
| 240-A | Rifle Powder Blending Tower & Packing House |
| 240-B | Rifle Powder Blending Tower & Packing House |
| 305-A | Acid Area Tank Farm |
| 401-A | Power House (including all inside electrical equipment, transformers, cubicles, switchboard, storage batteries, generators, etc.) |
| 402-A | Reservoir & Settling Basin |
| 402-12 | Drinking Water Storage Tank (Well #2) |
| 405-SA | Purchase Power Substation |
| 405-A | Transformer enclosure |
| 405-D | Purchased Power Substation |
| 410-A | Ash Disposal Basin |
| 411-A | Drinking Water, Well #1 - with Temporary Boiler |
| 411-B | Drinking Water, Well #2 |
| 412-A | Reservoir Pump House & Control Room |
| 412-A | Transformer Bank - complete |
| 501-B-1 | Main Substation - Distribution |
| 501-F1 | Acid Area Substation (Secondary Distribution) |
| 501-L | Power & Light & Distribution Lines (as specified by inventory & plot plan) |
| 502 | Steam Lines (as specified by inventory & plot plan) |
| 503 | Water Lines (as specified by inventory & plot plan) |
| 504 | Air Lines " " " " " " " |
| 505 | Sewer Lines " " " " " " " |
| 509 | Pipe Supports " " " " " " " |
| 510-A | Fire Protection Tank - with Temporary Boiler |
| 511 | Open Drainage Ditches |
| 601-A | Track Scale & Classification Yard |
| 614-A-1 thru 29 | Guard Towers |
| 601 | Broad Gauge Track (as specified by inventory & plot plan) |
| 605 | Fences - As is |
| 610-A | Sewage Pump Station |
| 615 | Fence Lighting |
| 617-A | Sewage Treatment Plant, with Temporary Boiler |

| | |
|------------|--|
| 619 | Underpass at C.G.W. Railroad |
| 702-A | Telephone Building |
| 703-A | Administration Building |
| 704-E | Supervisor's Office |
| 704-H | " " (Yardmaster) |
| 704-U | " " |
| 704-F | " " |
| 704-W | " " (Main) |
| 706-A | Laboratory - Main |
| 706-B | " - Acid Area |
| 706-D | " - Stability |
| 603 | Road & Walks (as specified by plot plan) |
| 707-A | Change House |
| 707-H | " " |
| 707-J | " " |
| 707-L | " " |
| 707-U | " " |
| 707-X | " " |
| 707-XX | " " |
| 707-JJ | " " |
| 707-FFF | " " |
| 707-GGG | " " |
| 707-RR | " " |
| 708-A | Cafeteria |
| 709-A | Fire Headquarters |
| 709-B | Fire Headquarters |
| 713-B | General Storehouse |
| 715-A | Oil Storage |
| 715-B | Paint Storage |
| 716-B | Car Wash & Grease Rack |
| 717-B | Sand Blast House |
| 718-A | Locomotive House |
| 718-B | Sand Dryer House |
| 718-C | Fuel Oil Pump House |
| 722-A | Area Shop Acid |
| 722-Y | Area Shop Acid |
| 722-N | Area Shop Finish Stage |
| 723-A | Laundry |
| 724-B | Gas Pump at 718-A Locomotive Bldg. |
| 724-C | Gas Pump at 716-A Garage |
| 725-B | Parking Garage |
| 725-C | Parking Garage |
| 726-A | Acetylene Storage |
| 729-D | Spare Machine Storage |
| 730-A | Garage for Guard House |
| 742-A | Lumber Storage |
| 745-B | Field Canteen |
| T. C. | Temporary Boiler Houses (#1, 2, and 3) |
| T. C. 42-C | Farm House (70th St. Main Gate) |
| T. C. 56-C | Farm House (Power Area) |
| T. C. 66-C | Farm Store House (Power Area) |

T. C. 84, 85,
 86, 87C House & Buildings (40th & K)
 T. C. 88-C Farm House (70th & K)
 T. C. 135-C Farm Barn & Buildings (Admin. Area)
 T. C. 191-C Farm House (Admin. Area)
 T. C. 192-C Farm House (70th A. A.)
 T. C. 193-C Farm Garage (70th A. A.)
 T. C. 194-C Farm Milk House (70th A. A.)
 T. C. 195-C Farm Barn (70th A. A.)

Additions:

719-A First Aid Station
 722-D Area Paint Shop

Shipping Houses:

229-5
 229-6
 229-7
 229-8
 229-9
 229-10
 229-11
 229-12
 229-17
 229-18
 229-20
 229-21
 229-19

229-22
 229-23
 229-24
 229-29
 229-30
 229-31
 229-32
 229-33
 229-34
 229-35
 229-36

Dry Storehouses:

260-A
 260-B
 260-C
 260-D
 260-E
 260-F
 260-G
 260-H
 25 Staff Houses

The 229 Shipping and 260 Dry Storehouses are to be transferred to the University of Minnesota by the Federal Farm Credit Administration, as are the staff houses.

WAR ASSETS ADMINISTRATION
OFFICE OF REAL PROPERTY DISPOSAL
Minneapolis 1, Minnesota

STRUCTURES RESERVED FOR UNIVERSITY OF MINNESOTA WITH A PORTION OF
THE PERSONAL PROPERTY THEREIN

EXHIBIT "EE"
Class (2) Structures

January 7, 1947

| | |
|--------|---|
| 101-B | Cotton Store House |
| 101-C | Cotton Store House |
| 223-A | Box Storehouse |
| 223-B | Box Storehouse |
| 224-A | Air Test House |
| 251-A | Activated Carbon Solvent Recovery System |
| 280-A | Rest House |
| 280-B | Rest House |
| 301-A | Anhydrous Ammonia Storage Unit |
| 302-A | Ammonia Oxidation Plant except four oxidation columns |
| 705-A | Employment & Examination -not 'C' Property |
| 707-LL | Change House |
| 713-A | General Storehouse |
| 714-A | Material Shed - only 'B' Property |
| 716-A | Garage & Repair Shop - only 'B' Property |
| 717-A | Combined Shops |
| 720-A | Guard Headquarters - only 'B' Property |
| 722-U | Area Shop Riggers |
| 725-A | Parking Garage |
| 727 | Field Comfort Stations (4 Chemical) |
| 729-C | Spare Machine Storage |

ATTACHMENT 07

Weyell

6

PUBLIC BUILDINGS ADMINISTRATION
FEDERAL WORKS AGENCY · WASHINGTON · DC

May 5, 1949

Division of
Industrial Properties

Refer to
DIP

Mr. Thomas L. Peyton, Director
General Real Estate Disposal Division
War Assets Administration
Tempo Building "I"
Washington 25, D. C.

Rosemount, Minnesota
Gopher Ordnance Works
WD-386

Dear Mr. Peyton:

I appreciate your sending me a copy of the report of the University of Minnesota concerning their custody of a portion of the Gopher Ordnance Works which was transmitted with your letter of April 27, 1949.

As you have requested, I am returning herewith the copy of the report which you loaned us and which was transmitted by your letter of April 12, 1949.

Very truly yours,

C. D. Williams

C. D. Williams
Director of Industrial Properties

Enclosure:
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R E G E N T S
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U N I V E R S I T Y O F M I N N E S O T A

REPORT TO THE WAR ASSETS ADMINISTRATION

OR ITS SUCCESSOR IN FUNCTION

REGARDING

CURRICULA AND OTHER PERTINENT DATA ESTABLISHING THE
CONTINUOUS USE BY THE UNIVERSITY OF MINNESOTA OF PARTS
OF THE FORMER GOPHER ORDNANCE WORKS, ROSEMOUNT, MINNE-
SOTA, FOR THE PURPOSES SET FORTH IN THE UNIVERSITY'S
PROPOSAL TO THE WAR ASSETS ADMINISTRATION DATED JULY 15,
1946.

UNIVERSITY OF MINNESOTA

REPORT TO THE WAR ASSETS ADMINISTRATION
REGARDING THE FORMER
GOPHER ORDNANCE WORKS

Rosemount, Minnesota

C O N T E N T S

| | Page |
|--|------|
| I. RECAPITULATION OF THE TRANSFER | 1 |
| A. Date of Transfer | 1 |
| B. Basis of Transfer | 1 |
| C. Semi-annual Report Requirement | 1 |
| II. PURPOSES SET FORTH BY THE UNIVERSITY OF MINNESOTA PROPOSAL | 2 |
| III. DEVELOPMENTS TOWARD ACQUISITION | 2 |
| A. Presentation of Document | 2 |
| B. First Interim Permit | 2 |
| C. Enlargement of Interim Permit | 3 |
| D. Conditions of Interim Permit | 4 |
| E. Operations under Interim Permit | 4 |
| IV. SUMMARY OF DEVELOPMENT | 5 |
| A. University Hospitals | 5 |
| B. Civil Engineering Department | 6 |
| C. Cancer Biology Department | 7 |
| D. Surgery Department | 7 |
| E. Physiology Department | 8 |
| F. Bacteriology Department | 8 |
| G. Department of Agriculture | 8 |
| H. Department of Aeronautical Engineering | 10 |
| I. Building Usage Table | 11 |

V. CONCLUDING OBSERVATIONS 18

 A. Availability of Facilities to Government and Others . . . 18

 B. Partial List of Research Programs and Corollary Involvement of Funds 21

 C. Benefits to Veterans 22

 D. Summary 24

UNIVERSITY OF MINNESOTA

REPORT TO THE WAR ASSETS ADMINISTRATION
REGARDING THE FORMER
GOPHER ORDNANCE WORKS

Rosemount, Minnesota

On the seventeenth day of March, 1948, an agreement was executed on behalf of the United States of America and the Regents of the University of Minnesota under and pursuant to Reorganization Plan One of 1947 (12 Fed. Reg. 4534, 4535) and pursuant to the powers and authority contained in the Surplus Property Act of 1944 (58 Stat. 765) as amended and War Assets Administration regulation No. 1 as amended, which sold to the Regents at a predetermined discount certain land, buildings, machinery, and equipment together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, except as limited, remainder and remainders, rents, issues and profits thereof and also all the estate, right, title, interest, property, possession, claim and demand whatsoever in the law as well as in equity of the Seller, of, in or to the described premises and every part and parcel thereof with the appurtenances, together with all overhead electrical utility lines located in, on, upon, and across that portion of the premises as outlined in red on a plot plan designated as Exhibit "I," all overhead brine, steam and water pipes and lines located in, on, upon and across that portion of the premises as outlined in blue on a plot plan designated as Exhibit "II," and all other buildings and land improvements as listed on Exhibit "IV."

Page 3, paragraph 3 (b) of the Contract of Sale requires that;

"For a period of 25 years commencing 6 months from the date of the instruments referred to in paragraph 1 above, it will file a semi-annual report with the WAR ASSETS ADMINISTRATION or its successor in function setting forth its curricula and other pertinent data establishing the continuous use of said premises and personal property for the purposes set forth."

PURPOSES SET FORTH BY THE UNIVERSITY OF MINNESOTA PROPOSAL

By letter of transmittal dated July 15, 1946, and accompanying documentation, President J. L. Morrill presented to Brig. General John J. O'Brien, Director, Office of Real Property, War Assets Administration, Washington, D. C., a proposal by the University of Minnesota concerning the acquisition and use of facilities at the Gopher Ordnance Works, Rosemount, Minnesota, for the development of research, education, public health, public welfare, agriculture, reforestation, and State purposes of a similar nature. The documentation was a 69-page proposal and amendments and was approved in general on December 23, 1946, by the Real Property Review Board. It set forth in specific and general terms a plan for the use of these facilities in accordance with the objectives delineated above.

DEVELOPMENTS TOWARD ACQUISITION

By letter dated September 17, 1946, the Deputy Administrator, Real Property Disposal, Washington, D. C., authorized the issuance of an INTERIM PERMIT which was effected by the Minneapolis Acting Deputy Regional Director with documentation dated November 29, 1946, and effective December 2, 1946. This INTERIM PERMIT enabled the University to enter upon, occupy, and use the following buildings: 302A, 722Y, 228A, 228B, 228C, 228D, 707A, 706B, 723A, 251A, 717A, 717B, 715A, 715B, 705A, 708A, 720A, 401A, and 101A. During the month of December, 1946, the University Hospitals began the conversion of Building 705A to a hospital for the care and treatment of poliomyelitis victims of that year's epidemic who were housed in temporary quarters at Fort Snelling, Minnesota. It should be pointed out that at this time the Upper Midwest was in the midst of the worst polio epidemic

it has ever had. Hospitals were overflowing and emergency measures were required. This addition to the Twin Cities polio facilities not only was of great importance during the critical months, it actually served as a practical laboratory where new treatments were devised for bulbar polio and existing methods were blended and reconciled to one another. Building 720A was at this same time converted into a Women's Residence to house the staff of the hospital. The National Foundation for Infantile Paralysis invested \$68,533.00 in the conversion and improvements to these two buildings.

Simultaneously the Department of Aeronautical Engineering began work on rebuilding the main compressors in Building 302A which were to become the main source of air for the Transonic Wind Tunnel to be built in, on, and around Building 302A. Building 722Y became a small shop for supporting this work. Building 706B was opened as an office for the engineers of the department that were planning and supervising the wind tunnel construction. Building 717A became available partially for the necessary machining, welding, and other shop work required. It is significant that at this time the supersonic research facilities of the country were alarmingly inadequate in the light of post-war analysis. The remaining fourteen buildings on the INTERIM PERMIT were taken custody of as the operating contractor was able to consolidate his operations.

Upon request by the University, the original INTERIM PERMIT was extended to cover in effect the entire property included in the approved Proposal, by the issuance of a letter dated May 9, 1947, with accompanying documentation setting forth in tentative form for consideration of the Regents the conditions of the transfer, with exhibits enumerating lands, buildings, personal property, etc. Page 4 paragraph 2 of the covering

letter by the WAA Regional Director effected the expansion of the INTERIM PERMIT thus:

"In order to assist you in expediting your program for utilization of the aforesaid properties and making such arrangements therefor as may be practicable or necessary, consent is hereby given to you by War Assets Administration to enter upon and use the property and facilities prior to formal conveyance of title, in accordance with the purposes expressed in general terms in the introduction of Section I of your Application, entitled "Brief Summary of Objectives," and/or as permitted under applicable regulations and instructions of War Assets Administration. As soon as the conditions prerequisite to consummation of the authorized sale have been cleared and complied with, legal details settled, and the necessary documents incident thereto approved, title to the properties referred to will be conveyed to you by quitclaim deed and bill of sale without warranty, representation or covenants whatsoever, express or implied, on the part of the Government."

The Regents accepted the terms as given in the above letter and so endorsed the tentative documents on May 28, 1947.

CONDITIONS OF INTERIM PERMIT

The actual transference of custody of the buildings and personal property not included in the original INTERIM PERMIT became a transition period of compromise. As the University's operations expanded and the contractor's duties diminished, a gradual transfer of buildings and personal property began. This process was provided for by the conditions of the above documents as follows:

"Because of the size and complexity of the properties and facilities involved and the fact that there still remains a considerable amount of Government-owned property thereon to be disposed of, it is contemplated that representatives of War Assets Administration will assist and cooperate with you in arranging the progressive steps for your assumption of possession and custody, including the following:

- A. Determination of police, patrol, guard and/or watchman service to be furnished by the University.

- B. Determination of fire protection plans and methods, use of fire prevention and fire fighting equipment, as to both University and Government-owned property.
- C. Provisions and rules for ingress and egress by permittees of both parties, including access to Government warehouse buildings and/or storage depots on the area.
- D. The care and handling of structures, improvements and other appurtenances of the facility, including the moving of same for better utilization and/or servicing and handling in connection with disposals.
- E. Settling details as to utilities services to be furnished by the University to the Government, including telephone, electric, water, heat and sewerage.
- F. Survey of Government-owned property on the site remaining for other disposal, including but not limited to overhead steam lines and supports, warehouses and other buildings, excess sewer and water lines, power lines including poles and transformers, and any other portions of the facility which are not expressly referred to in the attached exhibits."

Up to July 1, 1947, the University was provided utilities by the Government on a reimbursable basis. Effective that date the University took custody, control, and operation of all utilities and, in return, made them available to the Government on the same basis. These services were provided continuously until the contractor concluded all operations about March 1, 1948. During this time 96 special passes were issued to WAA representatives other than ones for those stationed here. During the closing months of the Government's contractor's duties, the University's office and utilities were made available on a continuous basis. No cross changes were involved in the latter period.

SUMMARY OF DEVELOPMENTS

UNIVERSITY HOSPITALS: Under the direction of the University Hospitals and in collaboration with the National Foundation for Infantile Paralysis,

a hospital for the care and treatment of residual poliomyelitis patients was established. Building 705, the former employment and examination building, was altered, renovated, and fitted out to accommodate 115 patients, including wards, treatment rooms, cafeteria, office, and reception room. The original 85 patients were moved to these quarters about January 1, 1947, from Fort Snelling, Minnesota, which was urgently needed to make room for the Regional Office and staff of the Veterans Administration. Building 720A was renovated, altered, and fitted out to accommodate the hospital staff of nurses, occupational therapists, physical therapists, on-duty physician, and others of the staff that required housing due to the hospital's location 20 to 25 miles from St. Paul and Minneapolis. Building 730A, the garage, was renovated and activated as a garage for staff members. The hospital and its supplementary buildings operated until July 1, 1948, by which time it had accepted about 225 patients and had rehabilitated, to a point where they could be discharged, about 190 patients. By virtue of its success as a rehabilitation center, the hospital reduced its patients to a point where continued operation became economically unfeasible. Upon request of the National Foundation for Infantile Paralysis, the two major buildings were closed during July and August of 1948 and have now been deactivated. They are being held in standby condition as reserve quarters should another epidemic strike. At the same time, other tentative uses are being examined. These plans include proposed uses as: (a) Youth Rehabilitation Center, (b) Supplement to the School Redistricting Program, and (c) University School for Fire Fighters.

CIVIL ENGINEERING DEPARTMENT: Buildings 706A and 706D were renovated, altered, and activated as a summer Advanced Surveying Camp for senior students

of the Civil Engineering Department. The above conversion included the complete painting of the buildings, installation of a kitchen, cafeteria, and heating plant, addition of toilets and showers, and the arrangement of a mess hall, sleeping quarters, classrooms, drafting rooms, offices, and teaching staff headquarters. The summer session of 1947 accommodated 96 students that were all veterans. The session in the summer of 1948 accommodated 173 students, most of whom were veterans. Part of this latter group were housed in Building 720A, the former guard headquarters which had been discontinued as a Women's Residence by the University Hospitals. These classes have verified government survey documents left in the general facility files and have established a detailed grid of bench marks in addition to their regularly assigned academic problems.

CANCER BIOLOGY DEPARTMENT: Quarters for this department have been made available by the renovation, alteration, and conversion of Building 719, the former Field First Aid Station. To this building has been added a heating plant and a laboratory animal caretaker's apartment. It has become a laboratory for the study of the milk agent in Mammary Cancer and houses the 10,000 genetically valuable mice necessary to this research. The by-product mice from this laboratory are now being shipped to other research centers doing work for the U. S. Public Health Service. Approximately 1000 cancer-susceptible or cancer-resistant mice per week are thus made available to public health research.

SURGERY DEPARTMENT: Building 708A, the former cafeteria, has been renovated, painted, and refitted as a surgery laboratory using dogs for research. This work is contributing to the surgical analysis of stomach cancer and ulcers, particularly. It, also, is a farm for the care of dogs used by the Medical School for teaching and research purposes.

PHYSIOLOGY DEPARTMENT: Building 708A is, also, shared by the Physiology Department for its research studies on poliomyelitis and hypertension using monkeys, dogs, and rats.

BACTERIOLOGY DEPARTMENT: This department, also, shares space in Building 708A for the laboratories and animal quarters necessary to their studies of poliomyelitis and cancer using guinea pigs, monkeys, and rabbits.

DEPARTMENT OF AGRICULTURE: AGRICULTURAL EXPERIMENT STATION BRANCH--ROSEMOUNT: This department is using in one way or another all of the lands that are not infested with concrete foundations and debris, except those small areas around buildings or those spaces so cut up by roads, pole lines, and trackage as to be untillable. Actual experimental projects were in operation on 1200 acres for the 1948 crop year with the balance being tilled by contracting farmers under a cooperative Research Agreement whereby the farmer follows a predetermined cropping plan, utilizing soil-conserving and soil-rebuilding crops in rotation. From these plots, a complete record of method, seeding, and yield is taken for a comprehensive history of the plot so that specific types of experiments can be determined for each plot and the data made available for the study after the soil has been reclaimed or improved.

It should be pointed out that much of the land now being utilized directly by the experiment station, and by the farmers, is not in condition to be used for experimental plots. Weed eradication, soil conservation and soil building practices must be carried on continuously in order to better prepare the land for direct experimental uses. This will involve the use of crop rotations, fertilizers, and other good farming practices.

The 1948 projects included:

1. Pasture lots for experimental swine breeding project.
2. Pasture for experimental sheep breeding project.
3. Range and pasture for turkey breeding project.
4. Pasture for dairy cattle to be used in study of dairy cattle housing and feeding.
5. Plots and fields for study of plant diseases affecting small grains, soybeans, corn, and grass crops.
6. Field for study of tree planting methods, spacing, and handling.
7. Field for study of method of producing flax for fibre production.
8. Fields for increase of foundation stocks of two new grain varieties to be distributed to farmers during the coming year.
9. Plots and fields for comparative testing of corn, grain, and forage crop varieties.
10. Fields for testing chemical and mechanical methods of weed control.
11. Fields for production of feed for use with experimental herds and flocks of dairy cattle, sheep, swine, and poultry.

Buildings being utilized by the Agricultural Experiment Station Branch now involve the following:

1. Farm House (T.C. 148). Used for housing of non-academic employees working on experimental projects. This house was completely renovated, including painting, plaster, and new heating plant.
2. Red Barn on Elliot Farm (T.C. 138). Storage of hay and grain, feed mixing unit, and shelter for sheep.
3. White Barn (T.C. 135). This barn was moved from the industrial area and re-erected and renovated at the Elliot Farm. It is now being prepared for use as a sheep barn.
4. Powder Storage Igloos.

260A Field office and general storehouse
260B Machine storage and repair shop
260C Machine storage
260E Agricultural Engineering Field Shop
260F Lumber and supplies storage
260G Dairy Husbandry, and Poultry, feed and supplies storage
260D,H Loaned to U. S. Naval Air Station, Minneapolis,
Minnesota, for storage of aircraft rockets and
ammunition

5. Shipping Sheds. Two of these were torn down and the lumber used for building a machine shed and three well houses. Two are being used for storage of hay and grain. One is being used to store idle farm machinery and equipment used on the Experiment Station farm.
6. About 40 T.C. buildings were purchased by the University and have been moved to the swine breeding area as brood houses.

DEPARTMENT OF AERONAUTICAL ENGINEERING: AERONAUTICAL LABORATORIES:

This department started construction of a continuous flow wind tunnel immediately after the first INTERIM PERMIT dated December 2, 1946, was issued. Preliminary work involved disassembly, inspection, and rebuilding of the one 1000 HP Chicago Pneumatic and four 750 HP Ingersoll Rand compressors in the Ammonia Oxidation Plant, Building 302A. After the compressors were overhauled, they were hooked in series to a common header and then led to the throat of the wind tunnel. This conversion involved an investment by the University of \$80,508.00 and became a valuable addition to the nation's research wind tunnel capacity. Unfortunately, at this time the sales department of the WAA delivered to the R.F.C. the six high pressure ammonia storage tanks that were to have been used as air receivers. Subsequent arrangements were made to move six similar tanks from the Keystone Ordnance Plant, Geneva, Pennsylvania. In the meantime, both the Army and Navy were very anxious to have wind tunnel research projects analyzed for them. The Navy arranged a major subcontract for wind tunnel verification of designs being produced by the Eastman Company. This completed the first cycle of planning, preparation, and producing a wind tunnel for national defense research, from the remnants of a surplus ordnance plant scheduled for "cannibalization."

Building 706B was opened as an office for the engineering staff, 722Y was used as a shop, and 707A as a change house. A small building was added beside 302A to provide a turbo-jet test facility using the compressed air

from the transonic tunnel compressors. During the fall of 1947, a heating plant was installed in Building 302A; Buildings 722Y, 706B, and 707A were closed since they had no heat supply, and the Aeronautical Engineering staff was moved to Building 704W which had been renovated and provided with steam from the newly installed heating plant in Building 717A, the combined shop. A machine and model shop was assembled, equipped, and installed in Building 717, while an electronics laboratory had been added to the scientific staff building, 704W.

Aero-Medical laboratories have also been equipped for a physiological study of the effects of Ultrasonics on wind tunnel and flight personnel. A start has been made on the renovation, repair, and additional facilities in Building 217, which will contain a Physics of the Atmosphere Laboratory, an Electronics Research Laboratory, and a Hypersonic Blowdown Tunnel being constructed under contract for the Office of Naval Research, U. S. Navy. This construction, utilizing materials available from the Center, will effect a saving of approximately \$150,000 to the Navy.

An engineering study was made by this department of the high pressure steam power plant, Building 401A, and its contributory buildings for the Bureau of Ordnance, U. S. Navy. This study analyzes the feasibility of using the power plant as the source of steam for an ejector type, continuous flow, open end wind tunnel. This major project is being considered by the Joint Research and Development Board at this time.

BUILDING USAGE TABLE

| <u>Bldg. No.</u> | <u>Building Name</u> | <u>Use</u> <u>Sept. 17, 1948</u> | <u>Use</u> <u>March 17, 1949</u> |
|------------------|-----------------------------|-------------------------------------|-------------------------------------|
| 101-A | Storehouse, purified cotton | Storage | Storage |
| 101-B | " " " | " | " |

| <u>Bldg. No.</u> | <u>Building Name</u> | Use | |
|------------------|--------------------------------|--------------------------|-----------------------|
| | | <u>Sept. 17, 1948</u> | <u>March 17, 1949</u> |
| 101-C | Storehouse, purified cotton | Storage (Govt.) | Storage |
| 217-A | Knife Grinding & Die Shop | Aero Lab. | Aero Lab. |
| 223-A | Box Storehouse | Storage (Govt.) | Storage |
| 223-B | " " | " " | Storage (Govt.) |
| 224-A | Air Test House | *No change | No change |
| 228-A | Ballistic Range & Laboratory | " " | " " |
| 228-B | Constant Temp. Powder Magazine | " " | " " |
| 228-C | Atmospheric Pressure Magazine | " " | " " |
| 228-D | Ballistic Storage | " " | " " |
| 229-5 | Shipping House | " " | " " |
| 229-6 | " " | " " | " " |
| 229-7 | " " | " " | " " |
| 229-8 | " " | " " | " " |
| 229-9 | " " | " " | " " |
| 229-17 | " " | Dismantled for lumber | Deleted |
| 229-18 | " " | Storage | Storage |
| 229-19 | " " | No change | No change |
| 229-20 | " " | Dismantled for lumber | Deleted |
| 229-21 | " " | No change | No change |
| 229-25 | " " | Dismantled for lumber | Deleted |
| 229-30 | " " | Storage | Storage |
| 229-31 | " " | Dismantled for lumber | Deleted |
| 229-32 | " " | No change | No change |
| 229-33 | " " | " " | " " |

*"No change" means these buildings have not been converted or appreciably altered for research purposes.

| Bldg. No. | Building Name | Use | Use |
|-----------|--|--|----------------|
| | | Sept. 17, 1948 | March 17, 1949 |
| 240-A | Blending Tower & Packing House | No change | No change |
| 240-B | " " " " " | " " | " " |
| 251-A | Activated Carb. Solv. Rec. Sys. | " " | " " |
| 280-A | Rest House | (Some piping in wind tunnels) Storage (Govt.) | Storage |
| 280-B | " " | " " | " " |
| 301-A | Anhydrous Ammonia Storage | No change | Aero Lab. |
| 302-A | Ammonia Oxidation Plant | Aero Lab. | " " |
| 305-A | Acid Area Tank Farm | No change | No change |
| 401-A | Power House | Aero Lab. | Aero Lab. |
| 402-A | Reservoir | (Purchased power cubicle) No change | No change |
| 405-SA | Purchase Power Substation | ***Same | Same |
| 410-A | Ash Disposal Basin | No change | No change |
| 411-A | Drinking Water Well | Same | Same |
| 411-B | " " " 125' Stl. Tower w/50M Gal. Tank | Same | Same |
| 412-B | Reservoir Pump House (for 402-A) | No change | No change |
| 501-B1 | Substation | Same | Same |
| 501-F1 | " | " | " |
| 510-A | Fire Protection Tank | Out of order | Out of order |
| 601-A | Track Scale House | Same | Same |
| 610-A | Sewage Pump Station | " | " |
| 614-A1 | Guard Tower - Main | " | " |
| 614-A2 | " " " | " | " |
| 614-A3 | " " " | Parking lot guard house, Mpls. Campus | |
| 614-A4 | " " " | " " " " " " | " " " |

***"Same" means University continuing original useage.

| <u>Bldg. No.</u> | <u>Building Name</u> | <u>Use</u> | | | | | |
|------------------|------------------------|---------------------------------------|---|---|-----------------------|---|---|
| | | <u>Sept. 17, 1948</u> | | | <u>March 17, 1949</u> | | |
| 614-A5 | Guard Tower - Main | Parking lot guard house, Mpls. Campus | | | | | |
| 614-A6 | " " " | " | " | " | " | " | " |
| 614-A7 | " " " | " | " | " | " | " | " |
| 614-A8 | " " " | Same | | | Same | | |
| 614-A9 | " " " | " | " | " | " | " | " |
| 614-A10 | " " " | Parking lot guard house, Mpls. Campus | | | | | |
| 614-A11 | " " " | " | " | " | " | " | " |
| 614-A12 | " " " | " | " | " | " | " | " |
| 614-A13 | " " " | Same | | | Same | | |
| 614-A14 | " " " | " | " | " | " | " | " |
| 614-A15 | " " " | " | " | " | " | " | " |
| 614-A16 | " " " | " | " | " | " | " | " |
| 614-A17 | " " " | " | " | " | " | " | " |
| 614-A18 | " " " | " | " | " | " | " | " |
| 614-A19 | " " " | " | " | " | " | " | " |
| 614-A20 | " " " | " | " | " | " | " | " |
| 614-A21 | " " " | " | " | " | " | " | " |
| 614-A22 | " " " | " | " | " | " | " | " |
| 614-A23 | " " " | " | " | " | " | " | " |
| 614-A24 | " " " | " | " | " | " | " | " |
| 614-A25 | " " " | " | " | " | " | " | " |
| 614-A26 | " " " | " | " | " | " | " | " |
| 614-A27 | " " " | Parking lot guard house, Mpls. Campus | | | | | |
| 614-A28 | " " " | " | " | " | " | " | " |
| 614-A29 | " " " | " | " | " | " | " | " |
| 617-A | Sewage Treatment Plant | Same | | | Same | | |

| <u>Bldg. No.</u> | <u>Building Name</u> | <u>Use</u> <u>Sept. 17, 1948</u> | <u>Use</u> <u>March 17, 1949</u> |
|------------------|-----------------------------------|-------------------------------------|-------------------------------------|
| 702-A | Telephone Building | Main Office | Main Office |
| 703-A | Main Office Building-Center Wing | Storage | Storage |
| 704-H | Supv. Office - Yardmaster | No change | No change |
| 704-E | Supv. Office - Finishing Stage | Storage | Storage |
| 704-U | " " Safety & Fire | Storage | Storage |
| 704-F | " " Transportation | No change | No change |
| 704-W | Supervisors Office | Hdqtrs.-Aero Lab. | Hdqtrs.-Aero Lab. |
| 705-A | Empl. & Examination | Standby Polio Hosp. | Standby Hosp. |
| 706-A | Laboratories - Main | Civil Eng. Survey Camp | Civil Eng. Survey Camp |
| 706-B | Laboratories - Acid Area & Supply | No change | No change |
| 706-D | " Stability | Civil Eng. Survey Camp | Civil Eng. Survey Camp |
| 707-A | Change House, Acid | No change | No change |
| 707-H | " " Shops | Storage | Storage |
| 707-J | " " Shops | " | Bacteriology Lab. |
| 707-LL | " " " | " | Surgery Lab. |
| 707-L | " " First Stage | No change | No change |
| 707-U | " " Admin. Area | Storage | Storage |
| 707-X | " " Rifle Towers | " | " |
| 707-XX | " " " " | Partially dismantled - - - - | |
| 707-JJ | " " Transportation | Storage | Storage |
| 707-GGG | " " Yardmasters | Partially dismantled - - - - | |
| 707-FFF | " " Transportation | Storage | Storage |
| 707-RR | " " Women Operators | " | " |
| 708-A | Cafeteria | Combined Animal Labs. | Storage |
| 709-A | Fire Headquarters | Same | Storage |
| 709-B | " " | " | " |

| <u>Bldg. No.</u> | <u>Building Name</u> | <u>Use</u> | |
|------------------|-----------------------------|------------------------------|------------------------------|
| | | <u>Sept. 17, 1948</u> | <u>March 17, 1949</u> |
| 713-A | General Storehouse | Same | Same |
| 713-B | " " | " | " |
| 714-A | Material Shed | " | " |
| 715-A | Oil Storage | " | " |
| 715-B | Paint Storage | " | " |
| 716-A | Garage & Repair Shop | " | " |
| 716-B | Car Washing & Greasing Rack | Storage | Storage |
| 717-A | Combined Shops | Same | Same |
| 717-B | Sand Blast House | " | " |
| 718-A | Locomotive House | " | " |
| 718-B | Sand Dryer House | No change | No change |
| 718-C | Fuel Oil Pump House | Same | Same |
| 719-A | First Aid Station | Cancer Biology Lab. | Cancer Biology Lab. |
| 720-A | Guard Headquarters | Standby Women's Residence | Standby Women's Residence |
| 722-A | Area Shop-Acid | No change | Aero Lab. |
| 722-Y | " " " | Shop | Shop & Storage |
| 722-D | " " Paint | Same | Same |
| 722-N | " " Finish Stage | No change | No change |
| 722-U | " " Riggers | " " | " " |
| 723-A | Area Laundry | " " | " " |
| 724-B | Gasoline Station | Same | Same |
| 724-C | " " | " | " |
| 725-A | Parking Garage | " | " |
| 725-B | " " | " | Corn Storage |
| 725-C | " " | " | Same |
| 726-A | Acetylene Storage | " | " |

| Bldg. No. | Building Name | Use | |
|-----------|--------------------------------|--|--|
| | | Sept. 17, 1948 | March 17, 1949 |
| 727-A | Comfort Station | Same | Same |
| 727-B | " " | " | " |
| 727-C | " " | " | " |
| 727-H | " " | " | " |
| 729-C | Spare Machine Storage | Farm Barn | Farm Barn |
| 729-D | " " " | Ag. Experiment Farm Barn | Station Branch Farm Barn |
| 730-A | Garage for Guard House | Gen'l Garage | Gen'l Garage |
| 742-A | Lumber Storage | Same | Same |
| 746-B | Field Cantēen | No change | No change |
| 141-T | Garage | St. Highway Garage | ----- |
| 240-T | Temp. Boiler House "1-2-3-4-5" | Same | Standby boiler |
| 42 F.R. | Farm Residence | Same | Adm. Area Same |
| 56 F.R. | Farm Residence | No change | No change |
| 66 F.B. | Farm Building | " " | " " |
| 84 F.B. | Farm Milk House | " " | " " |
| 85 F.B. | Farm Machine Shed | Storage | Turkey Husbandry |
| 66 F.B. | Farm Barn | No change | " " |
| 87 F.R. | Farm Residence | " " | No change |
| 88 F.R. | " " | " " | " " |
| 135 F.B. | Farm Barn | Animal Husbandry | Animal Husbandry |
| 136 F.B. | Farm Granary | Ag. Experiment | Station Branch |
| 137 F.B. | Farm Shed | " " | " " |
| 138 F.B. | Farm Barn | No change | No change |
| 191 F.R. | Farm Residence | Animal Husbandry Ag. Experiment Same-Housing | Animal Husbandry Station Branch Same-Housing |
| 192 F.R. | " " | " " | " " |

| <u>Bldg. No.</u> | <u>Building Name</u> | Use | Use |
|------------------|----------------------|-----------------------|-----------------------|
| | | <u>Sept. 17, 1948</u> | <u>March 17, 1949</u> |
| 193 F.B. | Farm Garage | Same | Same |
| 194 F.B. | Farm Milk House | " | " |
| 195 F.B. | Farm Barn | " | " |

AVAILABILITY OF RESEARCH FACILITIES TO GOVERNMENT AND OTHERS

Included herewith on page 20 is a brochure published by the University of Minnesota which announces the activation of the former Gopher Ordnance Works as the Rosemount Research Center. Five thousand copies have been distributed to faculty members by the President, to industry and key state officials by the Office of Public Relations, and to most of the federal and private research organizations that the University's faculty and administrative officers are familiar with. Innumerable personal visits have been made to these agencies and foundations by faculty members and administrative officers as their professional duties caused them to be in the vicinity. A cross section list of those organizations that have been notified of the availability of these facilities is indicated below:

| | |
|--|---|
| Chicago Ordnance District Department of the Army, Chicago | Naval Air Test Center Patuxent River, Maryland |
| Office of Naval Research Chicago | U. S. Naval Aviation Ordnance Test Station Chincateague, Virginia |
| Aberdeen Proving Ground Maryland | Naval Air Material Center Philadelphia |
| Naval Research Laboratory Anacostia, Maryland | Naval Boiler & Turbine Laboratory Philadelphia Naval Shipyard |
| David Taylor Model Basin Washington, D. C. | U. S. Navy Underwater Sound Laboratory New London, Conn. |
| U. S. Naval Gun Factory Washington, D. C. | U. S. Naval Air Station Alameda, Calif. |
| U. S. Naval Proving Ground Dahlgren, Va. | |

Norfolk Naval Shipyard
Portsmouth, Va.

Underwater Explosions
Norfolk Naval Shipyard

U. S. Navy Mine
Countermeasures Station
Panama City, Fla.

Naval Supply Depot
Mechanicsburg, Pa.

Director of Research
Bureau of Ships
Washington, D. C.

U. S. Office of Education
St. Paul, Minn.

Office of Naval Research
Washington, D. C.

War Dept. Training & Planning Div.
Washington, D. C.

Joint Research & Dev. Board
Secretary of Defense
Washington, D. C.

American Electroplaters Society

American Iron & Steel Institute

American Pharmaceutical Assn.

Anthracite Institute

Ass'n of Land Grant Colleges & Univ.

Battelle Memorial Institute

U. S. Chamber of Commerce

Copper & Brass Research Ass'n

Farm Equipment Institute
National Livestock & Meat Board

National Warm Air Htg. & Air Condtg.

Naval Ordnance Test Station
Inyokern, Calif.

U. S. Navy Electronics Laboratory
San Diego, Calif.

U. S. Naval Air Missile Test Center
Point Mugu, California

U. S. Naval Eng. Exp. Station
Annapolis, Maryland

Office of Technical Services
Washington, D. C.

Atomic Energy Commission
Chicago, Illinois

Chief of Naval Research
Washington, D. C.

Atomic Energy Commission
Washington, D. C.

John Crerar Library
Chicago, Illinois

Am. Ass'n of Textile Chemists & Colorists

Am. Council of Commercial Laboratories

American Institute of Baking

American Society of Civil Engr.

American Standards Association

Armour Research Foundation
Illinois Institute of Technology

Cast Iron Pipe Research Association

Coordinating Research Council

Corn Industries Research Foundation

Institute of Textile Technology
National Research Council

Society of the Plastics Industry

PARTIAL LIST OF RESEARCH PROGRAMS BEING CARRIED ON BY THE UNIVERSITY OF MINNESOTA AT THE ROSEMOUNT RESEARCH CENTER.

| <u>Dept. No.</u> | <u>Contract Number</u> |
|------------------|--|
| 8112 | NAW 5633 (NACA) Optimun Design of Partial Tension-field Beam Webs |
| 8113 | Mpls.-Honeywell Army Subcontract. Jet combustion & instrumentation. |
| 8142 | N8onr 66201 Effect of High Frequency Vibrations on Exposed Personnel. |
| 8143 | N6onr 246 T.O. V Design, construction, and experimental operation of Supersonic Wind Tunnel. |
| 8151 | N6onr 246 T.O. VII Physics of the Atmosphere |
| 8154 | Mpls.-Honeywell Army Subcontract. Jet combustion and instrumentation. |
| 8164 | NOrd 9680 T.O.G.M. I Wind tunnel model construction and testing. |
| 8174 | NO a(s) 8737 Aeronautical Research |
| 8178 | NAW 5534 (NACA) Aeronautical Research in pressurized shell structures. |
| 8179 | NO a(s) 9364 Gun blast effect on air flow aerodynamics. |
| 8175 | NOrd 9680 T.O.G.M. II Aeronautical Research |
| 8309 | Medical Research on Typertension |
| 8393 | American Cancer Society--Rabbit Cancer |
| 8454 | Cancer Research--Surgery |
| 8506 | American Cancer Society--Mammary Tumors Milk Agent. |
| 8507 | American Cancer Society--Mammary Cancer in Mice. |
| 8570 | U.S. Public Health Service--Mammary Cancer in Mice. |
| 9972 | Nat'l Foundation for Infantile Paralysis--Care of Polio patients. |
| 2103 | Civil Engineering Surveying Camp. |
| 8559 | U.S. Public Health Service--Aging in relation to diet. |
| 2250 | Agricultural Engineering |
| 2250 | Agronomy and Plant Genetics |
| 2250 | Animal and Poultry Husbandry |

| <u>Dept. No.</u> | <u>Contract Number</u> |
|------------------|----------------------------|
| 2250 | Dairy Husbandry |
| 2250 | Plant Pathology and Botany |
| 2250 | Poultry |
| 2250 | Soils |

Total Research, Activation, Maintenance, and Administration Expenses or Funds in sight March 17, 1949, from cumulative Research Contracts, Public Grants, and University Support Funds since start of operations December 2, 1946, to July 1, 1949, including current grants and contracts to September 30, 1949.

| | |
|--|----------------|
| Total Contracts Received | \$ 688,769 |
| Total Grants (Portion allocated to RRC) | 37,617 |
| Total Other Activities (Agr., Hosp., Eng., etc.) | 437,068 |
| Total University Support Funds | 90,000 |
| Total University Capital Investment Funds | <u>346,897</u> |
| | \$1,600,351 |

BENEFITS TO VETERANS

The basic proposal submitted by the University refers to various benefits that would accrue to veteran students. This institution, like all others, has been taxed to the utmost to accommodate the tremendous influx of veteran students. The magnitude of the problem can be measured somewhat by referring to the following University of Minnesota enrollment tables:

REGULAR TERMS

| <u>Quarter</u> | <u>Year</u> | <u>Total Enrollment</u> | <u>% of Veterans</u> | <u>Total Veterans</u> | |
|---|-------------|-------------------------|----------------------|-----------------------|-----------|
| Fall | 1946 | 27,103 | .61 | 16,428 | |
| Winter | 1947 | 26,293 | .62 | 16,247 | |
| Spring | 1947 | 25,378 | .61 | 15,469 | |
| Fall | 1947 | 26,880 | .60 | 16,086 | |
| Winter | 1948 | 24,705 | .60 | 14,891 | |
| Spring | 1948 | 24,321 | .60 | 14,520 | |
| Fall | 1948 | 25,343 | .55 | 13,975 | |
| Winter | 1949 | 23,858 | .54 | <u>12,959</u> | |
| Total Regular Term "quarter" hours load | | | 13.6 x | 120,575 | 1,639,820 |

SUMMER TERMS

| | | | | | |
|---|------|--------|-------|--------------|------------------|
| Summer I | 1947 | 14,658 | .63 | 9,181 | |
| Summer II | 1947 | 12,231 | .67 | 8,217 | |
| Summer I | 1948 | 12,320 | .61 | 7,544 | |
| Summer II | 1948 | 9,957 | .67 | <u>6,693</u> | |
| Total Summer Term "quarter" hours load | | | 6.5 x | 31,635 | <u>205,627.5</u> |
| Sept. '46 to March '49 Total Quarter Hours Load by Veterans | | | | | 1,845,447.5 |

Page 26, paragraph 5 of the Proposal cites a regenerative cycle that has actually been in operation due to this enlargement of the University's research facilities. The cycle in order of development operates as follows:

Additional research facilities attract additional research projects which, in turn, enable more research-caliber students to stay in school doing part time research and corollary graduate work. This develops more potential

research faculty members, which in turn enables the University to staff more research facilities and, consequently, do more research projects for the Federal Government.

In actual practice the majority of the projects activated at the Center have doubly served the Veteran training program. The additions at Rosemount have drained off some of the pressure for space from the main campus; and by moving parts of departments out there, the main campus facilities have been able to expand by the amount of the transferred activity. The Aeronautical Engineering Department is the best example of this double expansion. They now have five times as much office space as they had on the main campus and have moved some of the laboratories from the main campus, which has enabled them to use that former laboratory space for offices and classrooms, in addition to manning the offices and laboratories at the Rosemount Research Center. The majority of the personnel involved, graduate students, research assistants, and scientific staff, are veterans. That department is also now training regular Navy officers in post graduate aeronautical studies which increases the Navy's scientific research ranks that are evaluating and administering research projects, such as those now assigned by the Navy to the University of Minnesota.

SUMMARY

This project, initiated by the University of Minnesota and endorsed by the Government of the United States, is making progress along the lines of research, education, public health, public welfare, agriculture, reforestation, and State purposes of a similar nature. Progress is measured for the time being by the variety of research projects (see page 21) and the total


number of staff members involved in the tasks and the number of buildings converted and activated as laboratories, offices, or service facilities (see page 11).

Bringing about order from the chaos left by the demolition contractor has been delayed by lack of evidence of abandonment by the Government of the scrap metal and debris scattered over nearly all the area. There seems to be concurrence between the University's attorneys and the War Assets Administration's Chicago legal counsel that all materials, not specifically excluded, transfer with the title to the land, yet written evidence of this concurrence has not been available. In due course of time, lacking evidence to the contrary, the University will begin a scrap program intended to clear the land for reclaiming. It is hoped that the benefits from the sale of scrap will partially compensate the expenses incurred for the clearing work. Ground leveling and weed control operations will be the first steps toward final reclamation by tilling and crop rotation. During the Spring of 1948, 50,000 conifer and 1,200 deciduous trees were planted on waste areas. It is expected that an equal number will be put in during 1949.

The teaching and administrative demands on the faculty during the abnormally heavy enrollment years following the war have left very little time for their doing all the extra investigation, preparation, and searching so necessary to the carrying out of Government-sponsored research. This project will probably expand in proportion to the reduction in teaching load and the availability of Government-sponsored research, although considerable effort has been and is being made now to make these facilities available for Government-sponsored research. Our progress to date, while not as great as we had hoped or expected, is nevertheless heartening and will gain momentum

as the facilities are expanded, new research personnel developed and re-
search projects assigned. This supplement to the University of Minnesota,
like all other components is "founded in the faith that men are ennobled
by understanding, dedicated to the advancement of learning and the search for
truth, devoted to the instruction of youth and the welfare of the State."

REGENTS OF THE UNIVERSITY OF MINNESOTA


W. T. Middlebrook, Business Vice President

March 17, 1949
Minneapolis, Minnesota

ATTACHMENT 08

J+W Files

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
NATIONAL INDUSTRIAL RESERVE DIVISION

SEPTEMBER 28, 1950

Inspection of Equipment
GOPHER ORDNANCE WORKS
MINNEAPOLIS, MINNESOTA
WD-386

General inspection disclosed that practically all of the equipment now under NIRD custody, which is located in covered storage, had been previously processed, but has had no attention for the past five years and is now in need of reprocessing. Ninety (90) percent of the equipment in this category is earmarked for the Army Ordnance Department.

The equipment which is located out in the open field shows no signs of having been previously processed, about half of it can be saved for future use, the remaining half has deteriorated to a point beyond consideration for lay-away. A few items possibly could be rebuilt in the event of an extreme emergency.

Equipment which is earmarked for the Army Ordnance Division is not included under the following heading of equipment which requires processing. In the event Ordnance does not take this equipment then the amount of lay-away would be considerably greater than shown in this report.

Equipment Under NIRD Custody Which Requires Processing

Building #207A

All equipment in Building #207A, consisting of temperature recording instruments, valves over 2" in size and motor driven centrifugal pumps.

Building #207B

Equipment in Building 207B, same as mentioned for Building #207A.

Building #207AA

Eight (8) Motor driven centrifugal pumps, inventory numbers B-6763, 6565, 6772, 6771, 6769, 6765, 6761 and 6766, less motor.

Building #207BB

Nine (9) centrifugal pumps, motor driven, inventory numbers B-6566, 6775, 6563, 6560, 6559, 6564, 6562, 6561 and 6558.

Building #207BE (Continued)

Two (2) scales - clean, paint and apply P-2 to beam mechanisms.

Twelve (12) 3 and 4" valves.

Building #226A

Chain hoists approximately thirty (30); magnetic chucks, air compressor units, 2 stage 3/4 and 1 H.P., pumps (hydraulic) with 300 H.P. electric motors, instruments, temperature recording, elevator hoisting units, Houghton freight, 20 H.P.

Building #303

Pumps, motor driven, located outdoors, west side of building. Move indoors and process.

Turbo Blowers with 200 H.P. electric motors - process motors.

Relays, panel board, seal glass covers.

Pumps, acid, with motors.

Pumps, fuel oil

Rectifiers, in Rectifier Building - process motors and transformers.

Building #612A

Reeves variable speed motor drives, 4" valves located in lime silo.

Whse. 227A

Gears, shafting, bearings, flat and V belt pulleys.

Whse. 227B

Worthington air compressors

Motor reduction Units

Motor and pulley drive units

Blast gates

Pumps

Whse. 227C

Clarage fans, pumps and motorized speed reducers.

Building 223B

Portable gas engine pump, move to government warehouse and process.

Equipment Located Outdoors

- 2 Steam locomotives, 50 ton Porter
- 1 TD-15 Crawler Tractor
- 1 D-8 Crawler Tractor
- 1 D-7 Crawler Tractor
- 1 Dickey R. R. Motor Car, Sheffield
- 1 Air Compressor, 160 cu.ft., gas engine (Portable)
- 1 Air Compressor, 195 cu.ft., gas engine (Worthington)
- 1 Air Compressor, 210 cu. ft., gas engine (Schramm)
- 1 Crawler Crane, Orton, Serial #44304
- 1 Truck Crane, Orton, Serial #44312
- 1 Truck Crane, Orton, Serial #44270
- 1 Welder, Portable, P&H electric, gas engine

Transformers, approximately sixty (60) on poles and ground - none indoors.

Building #101E

Two (2) Shop miles

Locomotive House

One (1) Whitecomb locomotive (65 ton Diesel)

*Transferred to
Electro-Metallurgical
Plant - Spokane Wash.*

Building #714A

Air Compressor, Ingersol Rand

Sub-Stations 501A and 501C

Transformers and Control Panels

Estimated Lay-Away Cost - - - - - \$40,000.00

Equipment Located in Open Field,
which is Considered Not Worth
Lay-away Due to Cannibalization
and Deterioration

- 1 Steam Jenny
- 1 Portable Gas Engine, powered water pump
- 1 Truck Crane, Buckeye, 1931 Model
- 9 Locomotives, 8 ton, Ford V8 and Plymouth powered
- 1 Crawler Crane, Northwest, Serial #2884
- 1 Crawler Crane, Chic, Model JK6

-4-

General Comments:

1. Due to the severe winter weather conditions, lack of heat and inside processing space, no lay-away work should be undertaken until at least April 1951.
2. Immediate steps should be taken to remove all usable equipment which is out in the open field to covered building storage in order to reduce further deterioration.
3. Equipment moved from the open field to inside storage, such as cylinders of compressors and internal combustion engines, should be treated internally with penetrating oil.
4. All remaining pole transformers and those on the ground apart from sub-stations should be moved to inside building storage. Poles are badly rotted at ground level.
5. At present no building space is available for storage or processing, such space may be made available in Buildings #223B and #227A - B - C as outlined under "Recommendations."
6. Equipment listed in this report as not worth lay-away should be disposed of.
7. This report does not include equipment which is, as stated above, earmarked for the Army Ordnance Department and which constitutes ninety (90) percent of the equipment on the site.

Recommendations:

In order to provide the necessary building space required for equipment processing and the storage of equipment which is out in the open, the following steps should be taken:

- #1. Insist on the removal from Buildings 227A - B and C and Building 223B of all equipment which the Army Ordnance Department has earmarked for its use.
- #2. Since the University of Minnesota has failed to maintain Building #223B (a large area of roofing has already blown off) it should be repossessed by the government and placed in the custody of the WIRD.
- #3 Power House - The power house at this site is the best the writer has seen in all his travels to the War Reserve Plants. It has been turned over to the University of Minnesota and is the University's

Recommendations:

-5-

#1. Power House (Continued)

responsibility under the National Reserve Clause. It is the opinion of the writer, especially in view of present world conditions, that this power plant is too valuable to permit its deterioration. It is evident that very little consideration has been given toward the preservation and maintenance of this plant by the University or that funds are available for such maintenance. Mr. Nelson, Assistant Superintendent for the University, indicated to me that they would be glad to get it off their hands. In view of these circumstances it may be in the best interests of the government to repossess this plant, plus the land and some adjoining acreage, with an easement to the pump house which supplied water for the plant, as well as rail easements for delivery of coal. This office will submit specifications for equipment processing upon request.

Wilbert S. Eralich
Industrial Engineer

WSErmlich:rb

(NIRD-Mr. Greene

-

Mr. Huston)

ATTACHMENT 09

Mr. Pennington - N.I.R.
P & M file

Mr. C. D. Williams
Director, National Industrial Reserve Division
George Walker - Program & Plants Engr. - NIR
James P. Pinkley - P&M Chief - NIR
Inspection of Gopher Ordnance Works
September 27 - 28, 1950

October 13, 1950

All of the land, improvements, utilities, and nearly all of the buildings and personalty of Gopher Ordnance Works has been disposed of to the University of Minnesota, with continuing Government interests administered by Federal Security Agency.

Excluded from the disposal and held for National Industrial Reserve are the following:

Buildings 227-A, B and C. Three temporary construction wood frame, paper covered roof buildings.

Buildings 207-A and B. Two smokeless powder plant standard construction ether alcohol with complete equipment installation.

Tank Farms 207 AA and BB. Tankage and auxiliaries pertinent to above ether-alcohol installations.

Refrigeration 226A. Building and compressors for solvent recovery.

Nitric Acid Concentration - 303 ANA. Complete building and standard Dupont (Pauley Tower) units for concentration of 60% nitric acid to 100% nitrating quality.

Sulphuric Acid concentration - 303 ASA. Complete building and standard chemical units for sulphuric acid recovery.

Waste Acid Neutralization - 612A. Temporary construction building and acid timing unit.

Machinery & Equipment. A substantial category of standard smokeless powder processing equipment, auxiliaries, stores, and spare parts has been inspected, suitably preserved and tagged by Army Ordnance for possible use at other locations. The greater portion is stored in the Government reserved buildings 227A, B and C (described above) adequately protected. The overflow that could not be stored in those buildings is now placed in Building 223B, owned by the

University, at locations under the presently weather-tight portions of the roof. This equipment is well processed, tagged and in good condition. However, a large portion of the building roof is now in bad condition, and it appears probable that those sections of the roof under which the property is stored will become further damaged before next Spring.

There is a small amount of Government-owned machinery, parts and supplies in this warehouse (Building 23B) not tagged by Army Ordnance. It is in good order and sheltered as long as the portion of the roof above it remains tight.

Outside this same building are items of obsolete, or badly deteriorated equipment, most of which are judged not worth overhaul and reconditioning. There is also a 65-Ton Diesel locomotive that is in good condition except for exposure deterioration.

Boiler House

This property was disposed of to the University. It is comprised of first class construction with facilities and auxiliaries for generation of a total of about 1,000,000 lbs. per hr. involving 5 units of 200,000 lbs. per hour, each equipped for pulverized coal firing, and readily adaptable to oil firing. From National Security point of view, it is the major enhancement of the 11,000 acre site, including land improvements, such as roads, drainage and fencing.

Because, under Public Law 152, the Federal Security Agency (Office of Education) became responsible for the Government's interests in Gopher Ordnance Works as disposed of to Minnesota University, arrangements were made for inspection of the Boiler Plant jointly with Mr. H. E. Talley, of the Indianapolis Office of Federal Security (Office of Education) and for discussion of the matter with University authorities.

The inspection was made September 27, 1950. Some stand-by processing had been done on certain portions of the Boiler House equipment prior to disposal, for example, the pistons and rods had been removed from the air compressors and greased and paper covered. It was indicated that the cylinder walls had been greased. However, the processing was not in good order, suitable tagging had not been accomplished, and the job would probably

require repeating to be reliable and to have proper records instituted. In general, the equipment has not been adequately processed and deterioration has consequently set in. The general appearance is that, in spite of apparently favorable climatic conditions, deterioration will increase during the next few years to a serious degree.

The roof of the Boiler Plant has been kept tight by minor repair performed by the University. However, the corrugated sheet-iron protection for outside coal handling facilities has blown loose.

On the same day a conference was had with University authorities, including Mr. Schmidt of the Minnesota State Board of Education. Dr. Middlebrook, Vice President of the University, stated that the University is not obligated to maintain the Boiler Plant respective of the National Defense aspects of the works, and the seriousness of the deterioration that is going on for lack of lay-away processing was readily admitted by all present.

Recommendations

1. Government-owned Machinery and Equipment. That the Ordnance Department remove its tagged equipment from the University-owned warehouse building 223B, thus eliminating any requirement to re-roof the building. It is estimated that this equipment occupies not over 30% of the floor area. The building is of temporary construction.
2. Boiler Plant. The Federal Security Agency only has the responsibility and authority for enforcing the provisions of the agreement under which the boiler plant was sold to the University. We recommend, therefore, that they be fully apprised of the serious deterioration that is taking place for whatever action they deem appropriate.

CC: Mrs. Neely - NIR
Munitions Board
Mr. Pinkley - NIR
Mr. Walker - NIR
Prog. & Plants Br. - NIR

James P. Pinkley
Chief, Protection & Maintenance Section
National Industrial Reserve Division

George Walker
Program & Plants Engineer
National Industrial Reserve Division

Walker/ej (Pinkley)

ATTACHMENT 10

PMM

October 13, 1950

NIA - Gopher Ordnance Plant
St. Paul, Minnesota
WD-386

Office of Education
Federal Security Agency
Washington, D. C.

Attention: Dr. Donald Davis

Gentlemen:

In March 1948, the War Assets Administration sold to the Regents of the University of Minnesota, at 100 percent discount, the major portion of the surplus war plant known as the Gopher Ordnance Works, located in Dakota County, Minnesota, near the village of Rosemont. This sale was evidenced by a Quitclaim Deed, a Contract of Sale and a Bill of Sale, all dated March 17, 1948.

Certain buildings, improvements and personal property items, not included in the sale, were transferred by War Assets to this Administration, on December 1, 1948, under the provisions of Public Law 883, as a part of the National Industrial Reserve. Included in this transfer were all rights and interests of the Government in the above sale. However, under the provisions of the Federal Property and Administrative Services Act of 1949 (Public Law 153, 81st Congress, 1st Session) effective July 1, 1949, the Federal Security Agency became responsible for the administration of all of the Government's rights and interests in the sale.

The primary rights and interests of the Government, are those reserved under the sales agreements, in consideration of a 100% discount, i.e., the right of the Government, for a period of 25 years, to take over and utilize the sold land and facilities in the event of a national emergency, if deemed necessary by the Secretary of Defense. In order that the sold facilities will be available, if and when required, it is essential that they be properly maintained. Paragraph 10 of the Contract of Sale makes the University responsible for such protection and maintenance of the property.

The Munitions Board acting for the Secretary of Defense, caused an inspection of both the sold and unsold portions to be made by representatives of the Board, the Armed Services, and this Administration. This inspection disclosed that of the sold portion those facilities being utilized by the University were being well-maintained, but that the remaining buildings and facilities which are

not being used were deteriorating rapidly and were in a poor state of repair. These unused and unmaintained facilities include a large steam boiler plant representing an original investment, by the Government, of over \$6,000,000. The Board, therefore requested this Administration to determine the purchaser's responsibility and plans for maintaining the unused facilities in general and the boiler plant in particular.

Accordingly, under arrangements made with your Dr. Donald Davis, engineers of this Administration, together with your field representative, Mr. E. B. Talley of Indianapolis, Indiana, inspected the boiler plant and other portions of the Ordnance Works on September 27, 1950. They were accompanied by Dr. John Ackerman, Head of Aeronautical Research Development and Mr. Leonard Karcher, Superintendent of the Rosemont Research Laboratories.

The inspection confirmed the Munition Board's report and revealed that some portions of the purchased property, including the steam plant, is not being utilized or maintained by the University. The steam boiler plant has deteriorated to such a degree that unless prompt action is taken for preservation, most of the equipment will be worthless for its designed purpose in two or three years.

After the inspection, a conference was held with University officials including Doctor W. F. Middlebrook, Vice-President, Dr. John O. Ackerman, Mr. Leonard Karcher, and a Mr. Schmidt of the Minnesota State Board of Education. The matter of maintenance, especially with respect to the boiler plant was thoroughly discussed and the University representatives were quite frank in stating their position. The following is a brief summary of the information developed:

- a. The University is expanding their utilization of the purchased land, buildings, and facilities as rapidly as available funds and requirements will permit and will continue to do so.
- b. That the University has no plans for utilizing the steam boiler plant unless a major wind-tunnel research project for the Armed Forces, requiring the plant, materializes. They consider this to be a remote possibility.
- c. That they are now spending approximately \$50,000 per year for protection and maintenance of the purchased property as a whole, and that they cannot increase the scope or cost of this work, unless the experimental work being performed for the Government is increased.

3-Office of Education

- d. That they have neither funds for, or the intention of, performing maintenance or preservation work at the steam plant other than that required to keep the building which houses the plant reasonably weathertight.
- e. That the University does not interpret paragraph 10 of the Contract of Sale as requiring them to perform any specific degree of maintenance, but rather that it merely relieves the seller of the responsibility for care, protection and maintenance.
- f. If given reasonable assurance, by the concerned agencies, that the major Government research project mentioned above will not materialize, the University would interpose no objection to the removal of the steam plant or to its reversion to Government ownership. However, they would not be willing to relinquish ownership of any land in connection with such reversion.
- g. The University believes that if the Government considers the preservation of the steam plant essential to the National defense, all costs of such preservation should be borne by the Government. They expressed a willingness to perform the required work on a reimbursable basis.
- h. The University would not object to the utilization of the plant by acceptable private commercial, manufacturing, or utility interests, in consideration of maintenance or otherwise, and is willing to explore the possibilities of such utilization, locally.
- i. That with respect to Building 233B, which is owned by the University but is being used by the Government for storage, they are unwilling to make the required roof repairs, inasmuch as the Government has been continuously in occupancy and they have had no use of the building.

It has been estimated that the cost of placing the steam boiler plant in extended standby condition would be approximately \$75,000 and that the annual cost of maintaining it in that condition would be approximately \$10,000.

Inasmuch as your Agency has full responsibility for enforcing compliance with the provisions of the sales agreements, we are merely reporting the situation as revealed by our inspection and conference with University officials, for such action as you may consider appropriate. We wish to emphasize, however, that if any action is decided upon, it should be initiated promptly if the total loss of this valuable equipment is to be avoided.

4-Office of Education

If this office can be of any assistance to you technically, we shall appreciate an opportunity to serve you.

Very truly yours,

(Signed)

G. D. Williams
Director

National Industrial Reserve Division

cc: Deputy Regional Director
Munitions Board

Mrs. Neely
Mr. Pinkley
Mr. Walker
POF
Mr. Dye
Reading

JPPinkley:cr

(NIR - Walker)

ATTACHMENT 11

~~Mr. Pica~~ ~~W.R.P.~~
John File

October 13, 1950

NIR
Rosemount, Minnesota
Gopher Ordnance Works

Colonel H. F. Sykes, Jr.
Chief
Office of Production Planning
Munitions Board
Washington 25, D. C.

Dear Colonel Sykes:

I refer to your letter of August 15, 1950 and to memorandum of May 22, 1950 from Brigadier General G. E. Heiss, relative to the standards of maintenance applicable to that portion of the Gopher Ordnance plant held under the National Industrial Reserve and to that portion of the facility previously sold to the University of Minnesota by War Assets Administration under the provisions of the Surplus Property Act of 1944.

With respect to the portion held under the National Industrial Reserve, the instructions of the Munitions Board are being carried out by this office.

As to the property sold to the University of Minnesota, it is noted that General Heiss' memorandum recommends that the custodial agency be requested to undertake specific negotiations with the University relative to their performance of urgently needed work on Building 223-B in order that the building may be continued in use for storage of items of equipment desirable for retention. The memorandum further contemplates similar action relative to the maintenance of the boiler plant.

The matter has been reviewed and discussed with the Federal Security Agency and it has been determined that under the provisions of Section 203(k)(2) of Public Law 152 all responsibilities for the enforcement of the terms and conditions of this sale are vested in the Federal Security Agency, inasmuch as the sale was made for educational purposes. Therefore, this office does not have the authority to enforce any maintenance of any portion of the facility previously included in the sale to the University of Minnesota.

Under dates of September 27-28, 1950, engineers from this office made an inspection of the plant and by arrangement with the Federal Security Agency, inspected the boiler plant with a representative of the Office

of Education, Federal Security Agency, Indianapolis, Indiana Regional Office, and with University officials. In a conference which was held subsequent to the inspection, the University authorities stated that although minor repairs had been made on the boiler plant roof from time to time, the University was not obligated, under the instrument of conveyance, to provide maintenance for the boiler plant, had no foreseeable use for it, and no funds for such an undertaking.

With respect to building 223-B, the University representatives indicated that inasmuch as the Government had been occupying this building for some period of time they expected the Government to completely repair the roof of that building at the time it is turned back to the University. A review of the contract of sale, the bill of sale, and the quitclaim deed does not indicate the Government has any authority to continue the use of building 223-B and that the Government's occupancy of this building has been permitted only through the courtesy of the University of Minnesota.

Therefore, it appears that the only course of action is for the Department of the Army to carry out the originally stated intent of removing the tagged items under its jurisdiction to other locations. Pending such removal, this office can accept no responsibility for continued deterioration of the tagged items.

For your information there is attached copy of our report to the Federal Security Agency covering the inspection of the facilities by engineers from this office. Inasmuch as all authority for the administration and enforcement of the terms of the contract rests with the Federal Security Agency, it is suggested that future requests for action relative to property conveyed to the University of Minnesota be sent directly from the Munitions Board to that Agency.

Very truly yours,

Signed

C. D. Williams
Director

National Industrial Reserve Division

Enclosures

CC: Mrs. Neely - NIR
Prog. & Plants Br. - NIR
Mr. Pinkley - NIR
Mr. Walker - NIR

Walker/ej

ATTACHMENT 12

Pow

February 2, 1951

NIR - Rosemont, Minnesota
Gopher Ordnance Works
WD-386

Mr. Karl L. Hallsick
Deputy Regional Director
Public Buildings Service
General Services Administration
2100 Fidelity Building
Kansas City 6, Missouri

Dear Mr. Hallsick:

Reference is made to your letters of January 18 and 26, 1951 relative to the submission of the semi-annual report on the above plant by the University of Minnesota, and to maintenance of the steam plant at facility.

On October 13, 1950, we forwarded to your office, a copy of a letter to the Office of Education, Federal Security Agency, Washington, D. C., calling attention to their responsibility for administering the Government's rights and interest in the portion of the plant sold to the University. Inadvertently, we failed to send you a copy of our letter of the same date to the Munitions Board. A copy of that letter is enclosed.

Section 203(k)(2) of Public Law 182, 81st Congress, places full responsibility for the enforcement of the provisions of the sale agreements on the Federal Security Agency. This is explained in both of the letters referred to above, which letters also summarize the information obtained by representatives of this office during a visit to the plant on September 27-28, 1950.

We understand that the Federal Security Agency is presently attempting to find a solution to the matter of maintenance of the boiler plant, and that they have been in contact with the Munitions Board and the Agency sponsoring the University's experimental work.

If we receive any further information relating to these matters, we shall forward copies to your office.

Very truly yours,

(Signed)

cc: Mrs. Neely
Program Office file
Mr. Walker
Mr. Pinkley

G. B. Williams
Director
National Industrial Reserve Division

JFPinkley:cr

(NIR - Walker)

PUBLIC BUILDINGS SERVICE
2100 Fidelity Building
Kansas City 6, Missouri

January 23, 1951

Mr. G. D. Williams
Director
National Industrial Reserve Division
Public Buildings Service
Washington 25, D. C.

Re: Gopher Ordnance Works
Rosemount, Minnesota

Dear Mr. Williams:

On January 9, 1951 I wrote to the University of Minnesota calling their attention to the fact that their semiannual report has not been submitted to this office as required by Paragraph 3 (b), Page 5 of the Agreement with respect to the continuous use and purposes set forth in that Agreement between the University and the U. S. Government concerning the Gopher Ordnance Works, Rosemount, Minnesota.

I also called their attention to Paragraph 10, Page 5 of the Agreement which makes the purchaser responsible for the care, protection and maintenance of the property. In this instance, I cited where the roofs of certain warehouses need repair, particularly the conveyor roof of the main heating plant.

In response, the University of Minnesota made reply by letter dated January 18, 1951, a copy of which is enclosed and wherein it is stated that the semiannual report bearing date of October 20, 1950 was submitted to Mr. Harley E. Talley, Room 206, Century Building, 36 South Pennsylvania, Indianapolis, Indiana, upon orders signed by Thomas L. Peyton, Director General, Real Estate Disposal Division.

It would appear that at least a copy of the report should be submitted to this office, who has custody of the Plant, or at least this office be notified that the report has been received so that we know the University is abiding by that part of the Agreement.

As indicated in the University's letter of reply, it appears that they are not willing to do much maintenance work in the nature of repairs, particularly certain roofs on buildings which they own.

2-C. D. Williams-January 23, 1951

After reviewing the enclosed copy of the University's letter, it will be appreciated if you will advise us what further action this office should take, if any.

Very truly yours,

(SIGNED) K. L. HULLSICK

K. L. Hullsick
Acting Deputy Regional Director

Enclosure

C
P
Y

UNIVERSITY OF MINNESOTA
BUSINESS ADMINISTRATION
MINNEAPOLIS 14

January 18, 1951

Mr. K. L. Hullsick
Acting Deputy Regional Director
General Services Administration
Public Buildings Service
2100 Fidelity Building
Kansas City 6, Missouri

Dear Mr. Hullsick:

Gopher Ordnance Works
Rosemount, Minnesota

President Morrill has asked me to reply to your letter of January 9, 1951 regarding the Rosemount Research Center (Gopher Ordnance Works, Rosemount, Minnesota). In your letter you inquire relative to the semi-annual report and raise certain maintenance questions.

I forwarded the semi-annual report on October 20, 1950 to Mr. Harley E. Talley, Room 206 Century Building, 36 S. Pennsylvania, Indianapolis, Indiana. This was done in compliance with the final paragraph of a letter from General Services Administration, Washington, D. C., (reference WAL-494) (8-31-49) signed by Thomas L. Peyton, Director General, Real Estate Disposal Division. This is our latest instruction of record. However, Mr. Kaercher, our resident Superintendent, advises me that Mr. Talley had told him orally that he had been succeeded by Mr. Floyd L. Barloga, Regional Property Coordinator, Federal Security Agency, 69 W. Washington Street, Chicago, Illinois. I do know that Mr. Barloga visited the Center on December 20, 1950. If our report is not reaching the proper hands I should appreciate very much your advice on this point.

The problem of maintenance is not a new one. I was a party to the original document transferring the Center to the University. It was perfectly clear to me at the time of transfer that the purpose of the language in the agreement was to relieve the Government of further maintenance and not to impose upon the University a burden of maintenance beyond their need to carry out the uses of the property which they had in mind. In this connection it should be remembered that this plant was originally constructed presumably in major part for only a five-year period of use. At least that is the information which was made available to us. I think it is only reasonable to assume that the University in taking the property did not intend to assume a responsibility of keeping the Center in the then condition of repair for a period of twenty-five years. I do know that the buildings which remain for which we have probable use in the future are being reasonably maintained against our possible use. The one exception in the area is the roof of Building 223-B, which is not used by the University but is used by Public Buildings Service for storage purposes. I don't think anyone would consider it reasonable to expect

us to maintain roofs on buildings which the Government itself is using for its own purposes. We should, of course, be glad to undertake any repairs and maintenance necessary, but on a reimbursable basis.

The question of the heating plant is not a new one. That was transferred to the University because it was in the area. The Government itself found it uneconomical to move or dispose of the plant. We are protecting its exterior. It is the site of our transformers. The wind in October, 1949 did blow off the roof of the conveyor. At present the prospects of any use in the future appear to us to be problematical, unless the Government itself wishes to use it in connection with defense or other activities.

If by chance your duties permitted you to come to Minneapolis and view the plant both Mr. Kaercher, our Superintendent, and I, and our Agricultural people would be happy to have you see personally what we are doing and to discuss with you in any detail you desire the problems of use and maintenance.

Very truly yours,

/s/ W. T. Middlebrook

Vice President

ATTACHMENT 13

Layaway File

Office Memorandum • UNITED STATES GOVERNMENT

TO : Director, National Industrial Reserve Division DATE: November 27, 1951

FROM : George E. Walker, Program and Plants Engineer

SUBJECT: Layaway of Gopher Ordnance Works - Boiler Plant

Respective of programming of regional conference the information requested today relative to subject Layaway Project is briefly as follows:

On February 9, 1951, Munitions Board requested that GSA regain title to Boiler Plant from University of Minnesota as an NIR facility, and suitable layaway program was initiated immediately in order to facilitate allotment from fiscal 1951 funds prior to July 1951.

About May 1st Kansas City advised Mr. Sanderson by phone that specifications would be ready by the middle of May. A draft of the specification was received June 1st and the revised and approved specifications were returned to Kansas City June 7, 1951.

On June 20, 1951, NIR wired Kansas City that a \$175,000-allotment was being initiated. On June 28, Mr. Holloway advised that contract GS-06B-922 (\$165,000 and fee \$9200 - total \$174,300) was negotiated with Machine Products, Inc.

In September 1951, Messrs. Sanderson and Ermlich inspected the facility and in conference with Messrs. Holloway and Horan requested that, during the Fall and Winter, processing be limited to building exteriors and to certain items of equipment at another location in the Ordnance Works which were stored outdoors. This limitation was made in order to avoid processing of boiler plant equipment during the winter weather. This was because experience has demonstrated that such processing cannot be satisfactorily done under prevailing winter conditions. This was confirmed by letter from Sanderson to Holloway dated October 1, 1951.

During October, a Monthly Progress Report for month ending September 30, 1951, was received, reporting that contract work commenced September 21, 1951, 29 workmen were employed, and that \$2750 had been expended, and the report indicated that the work was of a "make-ready" nature.

An inspection made by an engineer from NIR November 8, 1951 and reported November 13, 1951, discloses that layaway processing of Boiler Plant equipment was in full progress, with 90 people employed involving payroll of about \$40,000 per month under sub-freezing outdoor weather conditions. However, Mr. Anderson, PBS engineer, and Mr. Duffin, Contractor Superintendent, stated that equipment layaway processing was to be halted November 24, and deferred until Spring 1952.

George Walker
George Walker

ATTACHMENT 14

SCHEDULE OF WORK

GOPHER ORDNANCE WORKS
ROSEMOUNT, MINN.

Page (12)

MACHINE PRODUCTS COMPANY, INC., CONTRACTORS

Power House

BUILDING REPAIRS

Covering period from June 15, 1952 to October 1, 1952

POWER HOUSE (401-A)

New covering for ash pits
Roof repaired - storm damage
Doors repaired
Stairways repaired
Windows repaired
Rain down-spouts repaired
repair flooring

Total man hours - 322

CONVEYOR HOUSING

Windows repaired
Roof repaired - staorm damage
Siding repaired
Water drained from pits

Total man hours - 135

BUILDING 226-A

Doors repaired

Total man hours - 40

BUILDING 412-A

Repair walls
Repair roof
Repair doors
Repair valves
Repair water main
Flood damage - reprocessing machinery

Total man hours - 486

BUILDING 303 SAC

Doors repaired

Total man hours - 48

Total man hours worked - 1031

Total cost - \$2,338.43

BUILDING REPAIRS:

Completed December 7, 1951

| | |
|--|--------------------|
| Roof repairs - Conveyor Housing | Contract completed |
| Roof repairs - 401-A | Contract completed |
| Roof repairs - 226-A | Contract completed |
| Cover louver openings - 401-A Painting (Para. 39) | Contract completed |
| Cover coal receiving pits | Contract completed |
| Drain and fill intermediate head house foundation | Contract completed |

ATTACHMENT 15

Plant Transfer

AUG 17 1955

Honorable Edward J. Thye
United States Senate
Washington 25, D. C.

Re: Letter of Mr. Louis M. Harris regarding
Gopher Ordnance Works, Rosemont, Minn.

Dear Senator Thye:

As requested in your letter of the 2nd, addressed to Mr. Edmund F. Mansure, Administrator, we are enclosing a statement regarding the situation at the above plant and the comments of Mr. Louis M. Harris, of Harris Machinery Company, Minneapolis, Minnesota.

This facility was transferred to the Department of the Army on June 30, 1954 and therefore, our comments are limited to actions prior to that time.

As requested, the attachment to your referenced letter is returned herewith.

Sincerely yours,

(Signed) P. A. Strobel

Commissioner of Public Buildings

Enclosures

- Official File No. - No. 6317 ✓
- H. T. Davis - I
- J. P. Pinkley PD
- R. W. Demischelsky VNR
- MP Copy - No. 6327
- D. L. Wilson - P - No. 6342

JPPinkley/cj TR 8/26/55

Control No. 6-4720

H. T. Davis

774

Gopher Ordnance Plant, Rosemont, Minn.

Practically all of this plant was sold, by War Assets Administration, to the University of Minnesota in March, 1948. The few remaining minor facilities, including no land, were transferred to Federal Works Agency, now General Services Administration, on December 1, 1948.

As the boiler plant was not being used by the University, and was not being maintained by them, title to it was transferred by the University back to the Government, in custody of this Administration, in June, 1951. As these facilities were in very poor condition, approximately \$180,000 were expended to place it in extended standby condition.

The portions of the plant in the custody of GSA were a unit of the National Industrial Reserve, and under the provisions of the National Industrial Reserve Act of 1948 (Public Law 883 - 80th Congress) we were without authority to dispose of any of the facilities or personalty without the consent of the Secretary of Defense.

The Army, Navy and Air Forces continuously screened the plant inventory, and thousands of items were transferred to various Defense plants during the Korean conflict. Two of the large boilers were so transferred to one of the Defense Department Arsenals.

Numerous attempts were made to dispose of the boiler plant, as a whole, subject to the National Security Clause, for in place operation, but no firm interest was developed.

In February, 1954 we requested authority from the Secretary of Defense to dispose of certain items of equipment, but were instructed that as the plant was to be transferred from GSA to the Department of the Army on June 30, 1954, no equipment should be disposed of, as they would probably be needed for defense purposes.

The portions of the plant remaining in GSA custody were transferred to the Departmental Reserve of Army on June 30, 1954, and since that date, this Administration has had no jurisdiction over them.

We were informed, on January 7, 1955 by the Ordnance Corps, that the Assistant Secretary of Defense had authorized the Chief of Engineers, Army, to dispose of all Government property remaining at the Gopher plant.

As to the "thousands of tons of scrap and piping and structural steel" mentioned by Mr. Harris, this was the property of the University of Minnesota. We attempted to procure this scrap, in 1951, for use in one of our magnesium operations, but the University declined to release it except at current scrap market prices. Because of the freight and handling costs involved we did not purchase it.

Briefly, we believe that Mr. Harris has misunderstood the situation regarding this plant. It was not surplus in the normal sense, but rather was a unit of the National Industrial Reserve, which the Secretary of Defense believed should be retained intact during the emergency for possible defense use. Most of the items removed were replacement parts and stores items, urgently needed at other defense plants, or equipment which could be replaced, if needed, in event of reactivation.

While disposal of the entire plant, as a unit, for use in place would probably have been approved, such disposal would have been subject to the restrictions of the National Security Clause, permitting its recapture in the event of need for defense emergency purposes.

Nor were the Government-owned portions allowed to "rust away" as alleged by Mr. Harris, but were maintained to the extent that maintenance funds were available.

ATTACHMENT 16

June 30, 1953

In Reply Refer To: PNPD

Cogher Ordnance Works
Rosemount, Minnesota
DOD Plant No. 197 (Nat)

Mr. James W. Ferguson, Jr.
Chief, Office of Facilities
and Services
Munitions Board
Washington 25, D. C.

Dear Mr. Ferguson:

Reference is made to your letter of February 9, 1953 directing the release of scales, cuticles, steam generating units and other miscellaneous equipment located at the captioned property to the Corps of Engineers, Department of the Army, for use at Picatinny Arsenal.

There is attached one signed copy of a Statement of Acceptance dated June 1, 1953, as furnished by the OSA Regional Office at Kansas City, Missouri.

Very (Signed) J. P. PINKLEY

J. P. Pinkley
Acting Director, National
Industrial Reserve Division

Enclosure

cc: MHealy - PN
GEWalker - PNP
DH Harrison - PNPP
Program Office - PNPD w/attachment
CAHeffernan - PNC w/attachment
Deputy Regional Director, PBS - Region 6
Reading File
Official File - MCP w/attachment
DRBuck/Ld PN 6/30/53

GEWalker

RWDanishefsky

STATEMENT OF ACCEPTANCE

DATE JUN 1 1953

GENERAL SERVICES ADMINISTRATION
 PUBLIC BUILDINGS SERVICE
 NATIONAL INDUSTRIAL RESERVE DIVISION
 ATTENTION OF DISPOSAL OFFICE
 WASHINGTON 25, D. C.

Receipt is hereby acknowledged of the following equipment and material for which care, custody and accountability are assumed by the Corps of Engineers, New York District, New York, N.Y. (for Picatinny Arsenal) as authorized by the Munitions Board by letter dated February 9, 1953, and subject to the following conditions.

| UNITS | DESCRIPTION | NIR INVENTORY NO. | CONDITION | ACQUISITION COST |
|--------------|--|----------------------------------|-----------------|-------------------|
| 4 | Scales: coal, Richardson, w/motors, alarm system and controls. | B1938 B1939 B1940 B1941 | Good | \$ 8,529.08 |
| 2 | Cabinets: electric, breaker unit. | B5749 B5750 | Good | 4,280.00 |
| 4 | Hydro Jets | B1438 | Good | 2,561.32 |
| 6 | Windswept dust valves | B24155 | Good | 450.00 |
| 2 | Steam Generating Units, w/component parts. | B22621 B22622 | Good | 340,788.76 |

CONSIGNEE: Corps of Engineers, U.S. Army
 New York District
 (for Picatinny Arsenal)

RECEIVING AGENCY: CORPS OF ENGINEERS,
 NEW YORK DISTRICT,
 80 LAFALETTE ST., N.Y.C.

BY :

Joseph P. Vento
 JOSEPH P. VENTO
 Property Administrator

ADDRESS : New York, N. Y.

TITLE :

This Statement of Acceptance is applicable to Shipping Document and Loading Manifest No. 144

Copy 11/15

DR-5658-1

Deputy Regional Director, FBS
Kansas City, Missouri

February 11, 1953

Director, National Industrial Reserve Division
Washington 25, D. C. (Signed) S. S. MILLER

In Reply Refer To: PNPD

Gopher Ordnance Works
Rosemount, Minnesota
DOD Plant No. 197 (Nat)

In accordance with authorization of the Munitions Board by letter dated February 9, 1953, you are directed to permit the release of the equipment known as Boilers, Nos. 4 and 5, in Building 401-A, as described on the attached 13-page list, located at the Gopher Ordnance Works, to the Corps of Engineers, Department of the Army, for use at the Picatinny Arsenal.

The Munitions Board's authorization states that the return of this equipment to Gopher Ordnance Works is not contemplated.

Prior to release, your office shall prepare and have signed by the receiving representative a Statement of Acceptance prepared in accordance with the attached typical form. The original and three conformed copies of the Statement of Acceptance shall be returned to General Services Administration, Public Buildings Service, National Industrial Reserve Division, Attention of Disposal Office, Washington 25, D. C., after release.

The Munitions Board is being advised to notify the appropriate branch of the Department of the Army to make application through your office to effect the transfer.

Attached also are the original and two copies of GSA Form 525, No. 6-6, Authorization for Transfer of Property, for distribution as marked.

Enclosures - (3)

CC: Mrs. Neely - PN
Mr. Walker - PNP
Mr. Harrison - PNPP
Mr. Heffernan - PNC
Program Office - PNPD ✓
Official File - MCP 1309 GSA

DRBuck/lgh 2-11-53 - PNPD

GEWalker

ATTACHMENT 17

~~Book Pending~~
DOF

Director, National Industrial Reserve Div., PBS
Attention: Chief, Industrial Plant Res. Branch
Washington, D. C.

November 18, 1953

In Reply Refer To: 6PB

Chief, Buildings Management Division, PBS
Kansas City, Missouri

Transfer of DIP Equipment--Gopher Ordnance Works

Reference is made to your memorandum dated October 16, 1953, in which you authorized release of electrical equipment listed on GSA Form 525, No. 6--31, and attachment thereto, located at the subject plant for transfer to Department of the Air Force for use at the University of Minnesota.

We have received the following information from our Facilities Superintendent under date of November 12, 1953, regarding the above-mentioned equipment:

"All the property included in this Authorization with the exception of the four (4) items Switchgear, Westinghouse Type F-124 Breaker, Inventory numbers B2695, B2690, B2691 and B2694 is equipment installed in either the steam plant pump house or the steam plant proper and are components of complete functional units now intact.

"From Ordnance Department inquiries received in this office, it appears the Ordnance Department may be interested in obtaining additional boilers from the steam plant along with available components. In filling this requisition we will be removing items from functional units, items which will require replacing if the functional unit is to be reactivated.

"As an example, the three (3) listed Temperature Recorders and Controllers, Inventory numbers B2082, B2094 and B14902 are installed one each to the three remaining Boiler Control Panels which at this time are complete with all control and regulating devices. Likewise, the six (6) motor starter cubicles (350 HP) including electrical conduit and wiring components is installed switchgear for the operation of presently intact pumps and 350 HP motors."

Please advise if it is intended that functional units now in use are to be dismantled, when in such a case it would be necessary to make replacements of parts removed.

Further reference is made to your memorandum dated September 4, 1953, regarding the release of miscellaneous equipment described on GSA Form 525, No. 6--24, and 29-page list attached thereto, for transfer to Badger Ordnance Works.

Chief, Buildings Management Division, PEB
Kansas City, Missouri

October 19, 1953

(Sgd.) R. W. Danischewsky
Chief, Industrial Plant Reserve Branch
National Industrial Reserve Division

In Reply Refer To:

Gopher Ordnance Works
Rosemount, Minnesota
DoD Plant No. 197 (Nat)

We have been informally advised by the Office of the Secretary of Defense of possible negotiations for the disposal of the boilers and equipment remaining in the Power Plant at the subject facility.

You are therefore requested to have Mr. Frank Lenhart furnish this office a summary of all of the equipment remaining in the Power Plant. A brief general description of each boiler together with major component parts available with each is sufficient. Other items of equipment shall also be briefly described but inventory numbers and other details are not required at this time.

It is also requested that Mr. Lenhart furnish this information at his earliest convenience.

cc: MNNeely - FN
DOFile - PNPD
DRBuck - Pending - PNPD
Reading File
Official File - MCP

DRBuck/ld PNPD 10/19/53

DHHarrison

GEWaller

October 16, 1953

In Reply Refer To: PNPB

Gopher Ordnance Works
Rosemount, Minnesota
DoD Plant No. 197 (Nat)

Mr. Franklin G. Floete
Assistant Secretary of Defense
for Properties and Installations
Washington 25, D. C.

Dear Mr. Floete:

Reference is made to letter from your office dated October 13, 1953 directing the release of electrical equipment located at the captioned property to the Department of the Air Force for use by the University of Minnesota under contract for performing hypersonic and wind tunnel research.

Representatives of the appropriate Branch of the Department of the Air Force should be advised to arrange for the release of the subject equipment with Mr. Ray Ellis, General Services Administration, 1800 Federal Office Building, Kansas City, Missouri (telephone Baltimore 7000).

Very truly yours,

(Signed) J. P. PINKLEY

J. P. Pinkley
Director, National Industrial
Reserve Division

cc: McNealy - PN
DOFile - PNP D
~~XXXXXXXXXXXX~~
Dep. Reg. Dir., PBS - Region 6
GAG/S - G-4
Reading File
Official File - MCP

DRBuck/ld PNPB 10/16/53

DHHarrison

GEWalker

FHWaller

HEADQUARTERS
AIR RESEARCH AND DEVELOPMENT COMMAND
Post Office Box 1395
Baltimore 3, Maryland

In Reply Address Both Communication
and Envelope to CG, ARDC. Attention Following
Office Symbol

27 February 1953

RDMFF/LEG/ys

SUBJECT: Material on Loan at University of Minnesota Aeronau-
tical Engineering Rosemount Research Center

THRU: Deputy Chief of Staff, Materiel
Headquarters, USAF
Washington 25, D. C.

TO: Chairman
Munitions Board
Room 3 E 808 - The Pentagon
Washington 25, D. C.

1. About a year ago the Engineering Department at the Rose-
mount Research Center, University of Minnesota, was in need of
certain items of equipment in construction of wind tunnel con-
trols at the Rosemount Research Center.

2. When this need developed, certain items were in storage
at the Rosemount Research Center under the cognizance of General
Services Administration whose Minneapolis Representative, Mr. Frank
Lenhart, turned over to the University, on memorandum receipt, the
items on the attached list.

3. Subsequently, all property under his cognizance at the
Rosemount Research Center was declared to the Munitions Board. In
the meantime, these items were incorporated into the control sections
for two wind tunnels under Contract AF 18(600)-384.

4. Should the contractor be required to surrender this equip-
ment, it will mean considerable delay in the performance of the
contract until replacements can be purchased.

RDMFF Subj: Material on Loan at University of Minnesota
Aeronautical Engineering Rosemount Research Center

5. It is therefore requested that all the items on the attached
list be transferred to the University of Minnesota for use on Air
Force Contract AF 18(600)-384.

FOR THE COMMANDING GENERAL:

1 Incl
1. List of
items loaned
on memorandum
receipt (2 cys)

JOSEPH F. O'MARAH
Lt. Colonel, USAF
Deputy Director of Procurement

G O P Y

Incl

ATTACHMENT 18

Region 6

| Routing | Action | Info | Initial |
|----------------------------------|--------|------|---------|
| 1 Reg. Dir. PBS | | | ABP |
| Adm. Offcr. | | | |
| BM Div. | | | |
| 2 A&D Div. | | | |
| Pl. Div. | | | |
| D&C Div. | | | |
| Prepare Reply For Reg. Dir. Sig. | | | |

JAN 23 1967

Honorable John L. McClellan
 Chairman
 Committee on Government Operations
 United States Senate
 Washington 25, D. C.

Same letter addressed to:-
 Honorable William L. Dawson
 Chairman
 Committee on Government Operations
 House of Representatives
 Washington 25, D. C.

Dear Mr. Chairman:

In order that your Committee may continue to have current information on the extent of the surplus real property disposal program of the General Services Administration, there is forwarded herewith in accordance with the provisions of section 203(e)(6) of the Federal Property and Administrative Services Act of 1949 (40 U.S.C. 434(e)(6)) an explanatory statement covering the sale of a portion of the Gopher Ordnance Works, Rossmount, Minnesota (D-Minn-423A), to the University of Minnesota, Minneapolis, Minnesota.

Sincerely yours
 HAROLD W. HOLTZ
 Acting Administrator

Enclosure

CC: Regional Commissioner, GSA, Kansas City (Attn: Regional Director, PBS, 6P)

**EXPLANATORY STATEMENT OF PROPOSED NEGOTIATED SALE OF SURPLUS
REAL PROPERTY SUBMITTED PURSUANT TO THE PROVISIONS
OF SECTION 203(e)(6) OF THE FEDERAL PROPERTY AND
ADMINISTRATIVE SERVICES ACT OF 1949, AS AMENDED**

| | |
|---|---|
| <u>Property</u> | Portion Gopher Ordnance Works D-Minn-423-A |
| <u>Location</u> | Rosemount, Minnesota |
| <u>Reported Excess By</u> | Corps of Engineers, U. S. Army July 31, 1956 |
| <u>Date Surplus</u> | November 7, 1956 |
| <u>Description</u> | Property consists of 26.70 acres of land, improved with a steam plant and related buildings. |
| <u>Acquisition Cost and Date</u> | \$1,127,168. Originally in the early 1940s. Conveyed to the University of Minnesota in 1948 and reconveyed to the Government on June 27, 1951, because the property was not used for educational purposes as required by the conveyance. |
| <u>All Income Received From Rentals</u> | None |
| <u>Appraised Fair Market Value</u> | \$15,475 |
| <u>Appraised By</u> | Dewey Newcombe, M.A.I. Minneapolis, Minnesota May 7, 1958 |
| <u>Proposed Purchase Price</u> | \$20,000--20% cash, balance payable in ten annual installments, with interest at 5-3/4% per annum on the unpaid balance. |
| <u>Proposed Purchaser</u> | University of Minnesota, Minneapolis, Minnesota. |
| <u>Proposed Use</u> | Research and experimental purposes. |
| <u>Background and Justification</u> | |

The property involved is a small portion of the original Gopher Ordnance Works comprising about 9,000 acres. This plant was disposed of to the University of Minnesota and is now utilized as a Research Center. The property included herein is located

within and is completely surrounded by University-owned land. The Research Center is subject to very stringent security restrictions. The only access to this property is through University-owned land.

The University of Minnesota has made an offer to purchase this property for the sum of \$20,000, which is in excess of the appraised fair market value.

These particular facilities have stood vacant and unused since World War II. The equipment has been cannibalized to a considerable extent. The steam plant building was designed for five multi-story boilers and does not lend itself to remodeling for other uses. The building was considered and rejected for use to provide facilities for grain storage, warehousing, experimental wood tunnel, or for a manufacturing or processing plant. The related buildings, such as pump house, reservoir, water tower, etc., are in poor condition or have been cannibalized, and are considered to be worthless. The location lacks trackage, highway access and accessibility and is several miles from the centers of population in the middle of a farm area. The equipment remaining is obsolete.

The property was appraised by a qualified contract appraiser who determined that the buildings have no economic value and the cost of removing the buildings would exceed the value of the land. The appraised fair market value therefore represents the scrap value of the equipment.

It is concluded that the sale of this property to the University of Minnesota for \$20,000 is consistent with the objectives and requirements for negotiated sales of surplus real property as set forth in Section 203(e)(3) of the Federal Property and Administrative Services Act of 1949, as amended. The following factors contribute to this conclusion:

1. Because of the limited access to the tract it is impractical to advertise publicly for bids.
2. The property is being conveyed to a State University for public purposes.
3. The proposed sale price is in excess of the appraised fair market value of the property and the other terms of the disposal are satisfactory.

ATTACHMENT 19

(CORRECTION)

STANDARD FORM 118
DECEMBER 1950
PRESCRIBED BY GENERAL
SERVICES ADMINISTRATION
REGULATION 2-IV-201.00

REPORT OF EXCESS REAL PROPERTY

| | |
|---|--|
| 1. HOLDING AGENCY NO. St. Paul - 3D | DATE REPORTED (GSA use only) 3/27/57 |
| 2. DATE OF REPORT 22 March 1957 | GSA CONTROL NO. (GSA use only) 423 |

3. TO (Furnish address of GSA regional offices)
**General Services Administration
 2306 East Bannister Road
 Kansas City 14, Missouri**

4. FROM (Name and address of holding agency)
**Corps of Engineers, US Army
 1217 U. S. Post Office & Custom House
 St. Paul 1, Minnesota**

5. NAME AND ADDRESS OF REPRESENTATIVE TO BE CONTACTED
**Mr. D. W. Ludwig
 Chief, Real Estate Division
 Corps of Engineers, US Army, St. Paul, Minn.**

6. NAME AND ADDRESS OF CUSTODIAN
**Twin Cities Arsenal
 New Brighton, Minnesota**

7. PROPERTY IDENTIFICATION
**Gopher Ordnance Works
 26.7 Acres Government-owned land
 together with improvements thereon)**

8. PROPERTY ADDRESS (Give full location)
Rosemount, Minnesota

| USE | SPACE DATA | | | | | 10. LAND | |
|-------------------------|-------------------------|--------------------------|---|-------------------------|--------------------|----------------|---------------------|
| | NUMBER OF BUILDINGS (1) | FLOOR AREA (Sq. ft.) (2) | NUMBER OF FLOORS (3) | FLOOR LOAD CAPACITY (4) | CLEAR HEADROOM (5) | (From SF 118a) | ACRE OR SQUARE FEET |
| A. OFFICE | - | - | - | - | - | A. FEE | 26.7 acres |
| B. STORAGE | - | - | - | - | - | B. LEASED | - |
| C. OTHER (See 9 F) | 2 | 105,202 | 1 - 3 | Not known | 8ft. - 21 ft. | C. OTHER | - |
| D. TOTAL (From SF 118a) | 2 | 105,202 | | | | D. TOTAL | 26.7 acres |
| E. GOVT INTEREST: | | | F. SPECIFY "OTHER" USE ENTERED IN C ABOVE | | | | |
| (1) OWNER | 2 | 105,202 | Former steam plant and water pumping equipment buildings. | | | | |
| (2) TENANT | | | | | | | |

| 11. EST. COST TO GOVERNMENT | | |
|--|------------|----------------------|
| ITEM | SCHEDULE | Est. COST |
| A. BUILDINGS, STRUCTURES, UTILITIES AND MISCELLANEOUS FACILITIES | A (Col. d) | \$1,073,157 |
| B. LAND | B (Col. f) | 3,800 |
| C. RELATED PERSONAL PROPERTY | C (Col. h) | 50,211 |
| D. TOTAL (Sum of 11A, 11B, and 11C) | | 1,127,168 |
| E. ANNUAL PROTECTION AND MAINTENANCE COST (based) | | 1,127,168 |
| | | \$2460.00 |

| 12. LEASEHOLD(S) DATA (Use separate sheet if necessary) | |
|---|----|
| A. TOTAL ANNUAL RENTAL | \$ |
| B. ANNUAL RENT PER SQ. FT. OR ACRE | \$ |
| C. DATE LEASE EXPIRES | |
| D. NOTICE REQUIRED FOR RENEWAL | |
| E. TERMINAL DATE OF RENEWAL RIGHTS | |
| F. ANNUAL RENEWAL RENT PER SQ. FT. OR ACRE | \$ |
| G. TERMINATION RIGHTS (in days) | |

13. DISPOSITION OF PROCEEDS
**General Fund - Miscellaneous Receipts
 Corps of Engineers**

14. TYPE OF CONSTRUCTION
Mainly steel and concrete with brick walls - partly wood construction.

15. HOLDING AGENCY USE
None - Excess Property

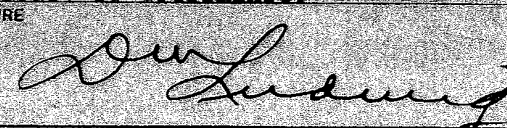
16. RANGE OF POSSIBLE USES
 1. Disposal to Univ. of Minn., now occupying and using certain lands and facilities at the former Ordnance Works.
 2. Salvage

17. NAMES AND ADDRESSES OF INTERESTED FEDERAL AGENCIES AND OTHER INTERESTED
SEE ATTACHED LIST

SEE ITEMS WITHDRAWN ON RELATED PERSONAL PROPERTY 11/6/57
 PAGE 118C

18. REMARKS
 1. This property has been cleared by the Armed Services Committee of the Congress and screened against the known defense needs of the Department of Defense.
 2. It is requested that your agency (GSA) take the necessary actions for disposal of the above listed Industrial bldgs., and 26.7 acres Government-owned land (including all related personal property) as provided for under regulations.

19. REPORT AUTHORIZED BY *Covers all items for which costs could be determined.
 NAME
D. W. LUDWIG
 TITLE
Chief, Real Estate Division

SIGNATURE


STANDARD FORM 118a
 DECEMBER 1953
 PRESCRIBED BY GENERAL
 SERVICES ADMINISTRATION
 REGULATION 2-IV-201.00

BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES

SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NO.
 S.C. Paul - 3D
 22 March 1957

2. PAGE 1 OF 1 PAGES
 OF THIS SCHEDULE
 GSA CONTROL NO. GSA 100-
only

| LINE NO. (a) | HOLDING AGENCY BUILDING NO. (b) | DESCRIPTION (c) | Estimated COST (d) | OUTSIDE DIMENSIONS (e) | FLOOR AREA (Sq. Ft.) (f)* | NO. OF FLOORS (g)* | CLEAR HEAD-ROOM (ft)* (h)* | FLOOR LOAD RANGE (i)* | RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST (j) |
|--------------|---------------------------------|---|--------------------|------------------------|---------------------------|--------------------|----------------------------|-----------------------|--|
| 1 | | On Recaptured 26.70 Ac. Gov. Land | | | | | | | |
| 2 | 401-A | Steam Plant - Main Bldg. | | | | 3 | ft. | | * |
| 3 | | Addition, Lean-to | | 91x211 | | | | | |
| 4 | | Addition, West side | | 48x36 | | 1 | | | |
| 5 | | Addition, North side | | 26x157 | 41,161 | 3 | 8-21 | ** | |
| 6 | | Silos (5) (90' high x 21' dia) | | 126x74 | | 1 | | | |
| 7 | | Auxiliary Facilities | | 21' dia | | | | | |
| 8 | | (402-A, Water Reservoir Bldg. (and attached Pump Hse.)) | | (244 x 240) | | | | | |
| 9 | | 405-A, Transformer Stockade | | (19½ x 172) | 63,084 | 2 | 11-19 | ** | |
| 10 | | " Soft Water Tower | | | | | | | |
| 11 | | " Coal Conveyor | | | | | | | |
| 12 | | 406-A Salt Dissolving Pit | | 23x36 | | | | | |
| 13 | | 410-A Ash Disposal Basin | \$959,145 | 20x175 | | | | | |
| 14 | | Water Pumping Equipment Bldg. | 114,012 | 29'x33' c | 957 | 1 | 10 | ** | |
| 15 | 412-A | | | | | | | | |
| 16 | | | | | | | | | |
| 17 | | | | | | | | | |
| 18 | | *See copy of deed dated 27 June 1951, attached to inclosed GSA Form 118b, containing terms, including restrictions of transaction, pertaining to above described buildings and improvements. | | | | | | | |
| 19 | | | | | | | | | |
| 20 | | | | | | | | | |
| 21 | | **In general, the ground floor in each instance and parts of 2nd and 3rd floors of Steam Plant are of substantial concrete slab construction. Other floors are generally of wood plank construction that will withstand only limited floor loads. Available office records do not disclose the exact floor load range in either case. | | | | | | | |
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| 32 | | | | | | | | | |
| TOTAL | | | \$1,073,157 | | 105,202 | | | | |

*Prefix figures with symbols to denote type of space, as follows: (a) for office; (b) for storage; (c) for other.

LAND

22 March 1957

1. HOLDING AGENCY NO. **St. Paul - 3D**

2. PAGE **1** OF **1** PAGES OF THIS SCHEDULE

3. GOVERNMENT INTEREST (GSA CONTROL NO. (GSA use only))

LEASE PERMIT LICENSE EASEMENT INFORMAL AGREEMENT FEE

RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST

SCHEDULE B—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

| LINE NO. | TRACT NO. | NAME OF FORMER OWNER OR LESSOR AND ADDRESS | TRACT ACQUIRED (Acres or Sq. Ft.) | EXCESS REAL PROPERTY | | ANNUAL RENTAL | TYPE OF ACQUISITION |
|----------|-----------|--|-----------------------------------|----------------------|-------------|---------------|---------------------|
| | | | | ACRES OR SQUARE FEET | COST | | |
| (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) |
| 1 | A-24 | Regents of the University of Minnesota | 26.70A | 26.70 | Est. \$3800 | - | Deed |
| 2 | (Part) | Minneapolis, Minnesota | | | | | |
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| 32 | | | | | | | |
| TOTAL | | | 26.70A | 26.70A | Est. \$3800 | | |

*(a) See attached copy of deed dated 27 June 1951, covering the recaptured area of 26.7 Ac., containing legal description of the property, together with terms, including restrictions, of the transaction.
A copy of the title opinion is attached thereto.

(b) Said deed also lists certain buildings, structures, improvements, easements, and encumbrances, involved in the transaction. (See inclosed GSA Forms 118a).

(c) Appropriate map of property and general vicinity is also attached hereto.

TOTAL 26.70A 26.70A Est. \$3800

ATTACHMENT 20

UNIVERSITY OF MINNESOTA
BUSINESS ADMINISTRATION
MINNEAPOLIS 14

*Notes:
Prepare deed.*

MAR 8 RECD

OFFICE OF THE UNIVERSITY ATTORNEY
224 Northrop Auditorium

March 1, 1961

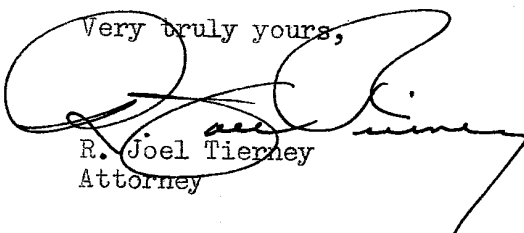
General Services Administration
Region 6
2306 East Bannister Road
Kansas City 31, Missouri

Attention Mr. Floyd J. Maynard
Chief, Disposal Branch
Acquisition and Disposal Division

Gentlemen: Re: Disposal Project D-Minn-423 and 423A

In accordance with your letter of February 21, 1961, to Mr. Leonard Kaercher, Superintendent, Rosemount Research Center, enclosed is Regents of University of Minnesota check No. B 169425, dated February 28, 1961, in the amount of \$20,000.00 as the agreed purchase price of 26.7 acres of land and improvements as described in your letter of February 21, 1961, and Deed appended. You may transmit the documents to this office, 224 Northrop Auditorium, University of Minnesota, Minneapolis 14, Minnesota.

Very truly yours,


R. Joel Tierney
Attorney

RJT/11

Enclosure

*Check # B 169425 for \$20,000⁰⁰
received 3/3/61*

C. Erdman