

## **EXPRESSION OF INTEREST**

### **CONSOLIDATED NUCLEAR SECURITY, LLC**

#### **LEASED FACILITY FOR SAMPLING AND ANALYSIS OPERATIONS**

##### Background

Consolidated Nuclear Security, LLC (CNS) is the managing and operating contactor for the National Nuclear Security Administration (NNSA) for the Pantex Facility in Amarillo, TX. The Pantex Plant Site, located 17 miles northeast of Amarillo, Texas, in Carson County, is charged with maintaining the safety, security, and reliability of the nation's nuclear weapons stockpile.

To perform the regulatory required sampling and analysis of air, soil, and water, Pantex established the Sampling and Analysis Section (S&A). As environmental requirements expanded, sampling capabilities increased as did the equipment and supplies needed to perform the sampling. Beginning in 1990, the Killgore and Bull Barn facilities were leased near the former Pantex Village adjacent Farm-to Market Road 683 to house S&A operations, equipment, and supplies.

##### Purpose

The contract for the current leased facilities is expiring in September 2019. CNS S&A needs to lease facilities that can house the S&A technicians and staff, equipment, and supplies for the purpose of planning and preparing, performing and storing environmental and waste samples before shipping offsite for analysis. Much of the equipment and supplies are environmentally sensitive and require covered storage. The facility(s) must also provide office space and change-out rooms for 12 technicians and the supervisor. The facility(s) must provide a break room and male and female restrooms. The CNS S&A program is responsible for meeting the regulatory requirements of the Resource Conservation and Recovery Act (RCRA) and the Comprehensive Environmental Response and Liability Act (CERCLA). As such, CNS is requesting information for possible facilities that meet the criteria set forth below to accomplish these requirements.

##### Requirements

CNS intends to lease facility space in the Pantex Plant area in close proximity (maximum 5 mile radius) to the Pantex Complex. The facility space will need to accommodate up to 13 personnel with established hard walled office for a supervisor and meeting rooms and cubicle space for 12 technicians or have the ability to fabricate the requested space as needed. The facility space will require access controlled doors and a dedicated access control system limiting access to CNS personnel only.

An estimate for the required storage area is provided in Table (1). The facility (ies) will need to accommodate the following requirements at or before the release of the solicitation. If divided, facilities should be within a contiguous work complex.

**Table 1. Estimated Space Requirements**

Process	Location	Square Footage
<ul style="list-style-type: none"> <li>• 1,600 square feet of office space – cubicles, computers, printers, etc.</li> <li>• Vent Hood – for mixing/adding sample preservatives (acids)</li> <li>• Sample preparation area (Lab) – preparation of sample containers/coolers</li> <li>• Walk in cooler and ice storage – for storing samples per Environmental Protection Agency protocol</li> <li>• Sample container supplies storage – vials, bottles, containers, sample coolers</li> <li>• Covered Sampling equipment storage – trucks, trailers, drill rigs, well pulling units, etc.</li> <li>• 7 trucks, 13 trailers, tracked geo-probe rig, downhole camera trailer</li> <li>• Miscellaneous supplies and storage</li> <li>• 3 conex storage units with power, staging for nitrogen cylinders</li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Total sq. ft. needed = 6,600 square feet</b></li> </ul>		
<b>Tool and Equipment Storage</b>		5,000
		<b>Total</b>
		<b>6,600</b>

In addition to the office facility (ies), an adequate/secure lay-down (staging) yard of at least three acres must be available onsite to the facility. The area is needed to accommodate materials, vehicles, equipment staging as well as sea/land container storage.

Functionality

Functionality of the facility (ies) will consist of the following or have the capability to meet the expectations within a reasonable timeframe:

- Non-temporary/structurally sound facility
- Loading docks
- Adequate lighting meeting minimum foot-candle requirements
- Fire suppression system meeting federal/state requirements
- Heating system with a ventilation system
- Air conditioning not required, but preferred (must be able to maintain temperature requirements as described above)
- Parking spaces to accommodate approximately 20 employees

- Office spaces – minimum of 15
- Conference room/break room able to accommodate 20 employees
- Bathrooms to accommodate 20 employees (70% male, 30% female)
- Lockers to accommodate 20 employees
- Access to telecommunication lines (copper or fiber optics) and internet access
- Secluded/secure operating area for Security training and assessment
- Pre-Exercise Rehearsals for quarterly Force-on-Force security exercises [DOE O 470.4B Change 2, Appendix A, Section 1, Chapter III, para 4. (c)]
- Secure and occupied staging location for performance testing activities/equipment
- Normal duration of use 1-2 weeks

### Timeline

The Lessor may need to perform possible building modifications and various upgrades in a timely manner as move-in/occupancy is planned for September, 2019.

### Lease Term

The lease term is anticipated at three years firm with option years. Funding commitments are subject to fiscal year funding authorizations.

### Additional Information

- Expressing interest does not pre-qualify your firm to be on a bid list
- Expressing interest does not guarantee that your firm will be contacted by CNS
- CNS reserves the right to change or cancel the above requirements at any time, without incurring liability towards any interested party and/or any obligation to inform any interested party of the grounds for its actions, and
- All costs incurred in connection with the submission of this Expression of Interest (EOI) are solely the responsibility of the firm that is expressing interest

### Submissions

Interested firms may submit an EOI to [mcmillanke@y12.doe.gov](mailto:mcmillanke@y12.doe.gov) with the following information:

- Business name and address including Point of Contact
- Nature of proposing entity (Joint Venture, Limited Liability Corporation, etc.)
- Description, sketches or drawings, and address of the facility
- Square footage breakdown

Please put the phrase “Pantex Sampling and Analysis Facility - Expression of Interest” in the subject line of your submission email.

EOI must be submitted no later than **Thursday, March 28, 2019**