

EXPRESSION OF INTEREST
CONSOLIDATED NUCLEAR SECURITY, LLC
LEASED STORAGE FACILITY

Background

Consolidated Nuclear Security, LLC (CNS) is the integrating managing and operating contactor for the National Nuclear Security Administration (NNSA) for the Y-12 National Security Complex in Oak Ridge, TN and the Pantex Weapons Facility in Amarillo, TX.

The Y-12 National Security Complex is a premier manufacturing facility dedicated to making our nation and the world a safer place and plays a vital role in the Department of Energy's Nuclear Security Enterprise. The Pantex Plant's key role is to ensure the safety, security and reliability of the nation's nuclear stockpile.

Purpose

CNS Supply Chain Management's strategy is to develop an effective Materials Management (MM) program for receiving, storage, accountability, control, and distribution of government supplies, parts and equipment. In an attempt to consolidate functions and develop a successful inventory control program, warehouse space is required to consolidate current work processes. When established, the CNS MM program will decrease material handling costs through centralized accountability and control of government assets and by the establishment of managed replenishment levels. The new CNS MM program will centralize Receiving, Inspections, Stores, Deliveries, Shipping, and Excess/Property sales. The new program will ensure quality compliance is being followed throughout each commodities life-cycle. As such, CNS is requesting information for possible warehouse facilities that meet the criteria set forth below to accomplish this initiative.

Requirements

CNS intends to lease warehouse space in the Oak Ridge area in close proximity (maximum 15 mile radius) to the Y-12 National Security Complex. The warehouse space will need to accommodate up to 50 personnel with established hard walled office and meeting rooms or have the ability to fabricate the requested space as requested. The warehouse 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 below 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 |
|--|-------------------------------------|-----------------------|
| Receiving, Inspection, Control, Shipping, Stores, Delivery, Excess/Property Sales, and Personnel Spaces | Consolidated Storage Facility (ies) | 190,000 |
| Tool and Equipment Storage | Consolidated Storage Facility (ies) | 35,000 |
| | Total | 225,000 |

In addition to the warehouse 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
- Retractable bay doors
- Meet ASME NQA-1 (Level B) indoor, temperature regulated storage requirements
- Adequate lighting meeting minimum foot-candle requirements
- Capability to house an installed racking system to accommodate standard/industrial pallet sizes and the appropriate material handling equipment needed to perform the work
- 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 40-50 employees
- Office spaces – minimum of 20

- Conference room/break room able to accommodate 40 employees
- Bathrooms to accommodate 40-50 employees (60% male, 40% female)
- Lockers to accommodate 40-50 employees
- Access to telecommunication lines (copper or fiber optics) and internet access

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, 2016.

Lease Term

The lease term is anticipated at five 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 EOI are solely the responsibility of the firm that is expressing interest

Submissions

Interested firms may submit an EOI to 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 “SCM Storage Facility - Expression of Interest” in the subject line of your submission email.

EOI must be submitted no later than **Thursday, October 30, 2015**