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*Project: Comprehensive Campus Master Plan and Infrastructure Study for the Consolidated Enhanced Security and Emergency Response Services (CESER) Campus at the DOE Central Training Facility (CTF), Oak Ridge, Tennessee*

## **Introduction:**

Consolidated Nuclear Security, LLC, (CNS) is seeking interested parties to contract for the development of a Comprehensive Master Plan and Infrastructure Study for the proposed Consolidated Enhanced Security and Emergency Response Services (CESER) Training Campus to be developed on property adjacent to the existing Department of Energy (DOE) Central Training Facility (CTF) located approximately 9 miles to the west of the Y-12 National Security Complex in Oak Ridge, TN. Both the CTF and the proposed site of the CESER Campus are restricted access sites. Unannounced/unsolicited visitation to the CTF and the proposed CTF site is not allowed. It is not envisioned that a site visit or site access should be required for the purposes of response to this Expression of Interest solicitation.

The proposed CESER site is located in a rural setting with limited utilities and transportation infrastructure and it is unclear if the necessary transportation and utilities infrastructure exists to support the CESER Campus; therefore an Infrastructure Study will be required as part of the Comprehensive Master Plan for the campus.

CNS preference is to issue a competitively awarded contract to a single entity capable of performing all services required for all phases of the Comprehensive Master Plan and Infrastructure Study development.

It is envisioned that the Comprehensive Master Plan and Infrastructure Study will include site utilities and infrastructure upgrade requirements, concept plans for the site, phasing for implementation of the selected concept plan, and a rough order of magnitude (capital planning level) cost estimate for construction of all necessary infrastructure upgrades and build-out of the CESER campus.

## **Background**

The DOE CTF is a DOE National Nuclear Security Administration (NNSA) site managed and operated by CNS as part of the Y-12 Complex. The proposed adjacent CESER Campus will be located on property that is currently owned and managed by the DOE Oak Ridge Office (ORO). Work on this project will not require security clearances but all individuals working on the project must be United States Citizens. It is intended that the CESER Campus will be developed to meet typical commercial and light industrial codes and standards.

The campus is intended to be capable of training personnel in emergency management, nuclear operations and production, security operations, safety, and safeguards through the use of live simulations in configurable mock facilities and in virtual training centers. It is also envisioned that the campus will provide an integrated testing, evaluation, and operational facility for security systems as well as light industrial capability for large scale 3D printing and prototyping and a driver training center.

As currently envisioned, the proposed CESER Campus will encompass 35 acres adjacent to the current CTF. It is envisioned that the campus will consist of five dual story, commercial grade “office type” structures each of approximately 30,000 to 50,000 square feet, one single story or two story light industrial facility for large scale 3D printing and prototyping of approximately 30,000 to 50,000 square feet, and a single story Entry Control Facility of approximately 4,000 square feet. Total built-out space on site, under roof is envisioned to be between 150,000 to 250,000 square feet. It is also envisioned that the campus will contain a driver training course capable of use for training with emergency vehicles, tractor trailers, defensive driving, and driving related to security operations. It is intended that the area surrounding the campus buildings will be enclosed by a dual perimeter fence for use in secure facility training and as a test bed for perimeter intrusion detection and assessment equipment.

## **General Scope Description**

The scope of this project is for the engaged entity to work with CNS’s multidisciplinary team consisting of a wide range of users and stakeholders to establish and agree on common project goals and project direction to develop a comprehensive master plan for the facility that can be later implemented in phases under future design and construction projects. Phasing plans for the proposed

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future construction (in part to match future funding allotments) shall be a part of the overall master plan for the campus.

It is intended that the selected entity will organize and perform an integrated planning and development charrette or series of charrettes to gather the necessary inputs to develop a master plan and phasing plans that will best encompass the requirements of all users and stakeholders and best match the projected phased funding allocations. Infrastructure study and infrastructure planning performed by the engaged entity shall be an integral part of the master plan development such that infrastructure upgrade requirements both on and off-site can be determined and included in the master plan and master plan phasing documents.

CNS's intent is to use information obtained from this Expression of Interest solicitation to develop a Request for Proposal that will encompass the above services.

Interested parties should respond to this Expression of Interest request, providing general qualifications to perform these services with specific attention to infrastructure planning and master planning credentials and experience. Include reference to any licenses and/or certifications held by your company and/or employees related to these areas as well as years' experience for your company and/or employees in these areas. Include reference to and brief description of at least one successfully completed project performed by your company that encompasses the above scope or multiple projects that encompass the above scope should your company not have completed a single project containing all of the above elements. Experience with planning and development of facilities that support the intended use of this campus (e.g. security training, mock facilities, virtual training centers, driver training facilities, etc.) is of interest to CNS, but is not an explicit qualifications requirement for this master planning and infrastructure study project. Although CNS prefers to engage a single entity capable of performing all services required for all phases of the Infrastructure Study and Comprehensive Master Plan development, teaming or subcontracting arrangements will be considered as long as there is a single point of responsibility (single entity) for the project to which CNS can engage. An elaborate company portfolio or qualifications package is not warranted nor expected as a response to this Expression of Interest solicitation. However, documentation of your firm's typical stages of delivery with example figures or tables showing or describing the types and format of typical deliverables for this type of project is essential. A business letter format consisting of a few pages expressing your entity's interest, outlining the above requested information, and containing attachments such as a company brochure or brochures covering these areas of interest will suffice. Your entity's expression of interest must be provided to Michelle Landreth, [Michelle.Landreth@cns.doe.gov](mailto:Michelle.Landreth@cns.doe.gov), 865-241-6498, by September 7, 2018 at 12:00 noon EST.