

Expression of Interest  
Lease/Lease-Purchase of Laboratory/Office Space

Consolidated Nuclear Security, LLC requires a minimum of 65,000 sq. ft. of laboratory and office space. The space should be situated such that it is expandable (up to an additional 50,000 sq. ft.) in the event additional space is needed. The space requires close proximity (5-10 miles) to the Y-12 National Nuclear Security Complex and should be flexible to create special purpose lab space with stringent HVAC requirements. The space must also have the ability to support electrical loads for 480 VAC using over 1000KW for some equipment. Total power load shall not be less than 4MW.

The space must include office space for at least 50 people with either hard wall offices or cubicles with modular type furniture or equivalent (including; desk bookcases and chairs). Spaces equipped with conference areas and a receptionist area included is a significant plus.

Laboratory space must include telecommunications cabling to offices, cubicles, and conference rooms. Office areas also require break room/kitchen, office supply delivery, and storage areas. Adequate parking for 70 employees should be available. Routine janitorial service, facility maintenance, grounds landscaping and matenance services are required.

The lease term would be for a five year firm term with three (3) five year options. The ability to establish an area with defined by physical barriers encompassing a designated space with access controls is required.

Lessor will need to perform possible building modifications and various upgrades to concrete flooring to support appropriate bearing loads as well as office and conference room modifications.

CNS is accepting Expressions of Interest through November 30, 2019. Information can be sent to Brittney Crass at [brittney.crass@cns.doe.gov](mailto:brittney.crass@cns.doe.gov).