

LANL REQUEST FOR INFORMATION

ID# 296

Posting Date: 3/5/2020

Posting Close Date: TBD

REQUEST FOR INFORMATION (RFI) REGARDING OFFICE SPACE FOR POTENTIAL LEASE OR PURCHASE WITHIN A FIFTY MILE RADIUS OF LOS ALAMOS; TO INCLUDE SANTA FE, LOS ALAMOS, ESPANOLA AND SURROUNDING COMMUNITIES

STATEMENT OF NEED:

Triad, LLC, Los Alamos National Laboratory's Management and Operating Contractor, has an urgent and ongoing need to lease up to 180,000 rentable square feet of office space. Additionally, the National Nuclear Security Administration (NNSA) has indicated an interest in the possible purchase of such property, as well as potential lease/purchase options.

The property(s) should be within a fifty mile radius of LANL, which includes Los Alamos County, Santa Fe, Espanola and surrounding communities. Multiple properties may be included to meet this need and must have adequate parking and access.

BACKGROUND:

Located in northern New Mexico, Los Alamos National Laboratory (LANL) is a multidisciplinary research institution engaged in strategic science on behalf of national security. LANL enhances national security by ensuring the safety and reliability of the U.S. nuclear stockpile, developing technologies to reduce threats from weapons of mass destruction, and solving problems related to energy, environment, infrastructure, health, and global security concerns. Office space at LANL is currently full and options for expanding are necessary.

REQUIREMENTS:

The issuance of this RFI does not constitute a lease or purchase award or any type of commitment or obligation on the part of the NNSA or Triad, LLC to enter into such an agreement. Triad, LLC will not pay or be responsible for any costs incurred in the preparation and submission of responses to this RFI. Triad, LLC reserves the right to reject the information and no part of this RFI shall be interpreted as an obligation of the part of either NNSA or Triad, LLC to proceed with the project.

In addition to office spaces that are immediately available for lease or purchase, Triad, LLC and the NNSA are also interested in hearing from developers that may propose construction of new facilities that could be leased with the option to negotiate a future purchase at fair market value less any tenant improvements.

Triad, LLC and NNSA will review all submissions and are planning to host an industry day for respondents and other interested parties. Any follow-on actions will be communicated accordingly including request for site visits and follow-on discussions.

Your information on a potential property should address the following format:

FORMAT OF INFORMATION:

- Name and contact information of any proposal participant
- Site location or address, city, postal code, zoning designation and code designation (capacity), or if a development, the proposed siting location
- Size of space (rentable area), number of floors, appurtenances to include proposed drawing if available
- Facility age, condition and any applicable code and/or local jurisdiction issues
- Potential Occupancy date
- Proposed lease price (Include Tenant Improvement Allowance) and/or purchase price (please identify the cost relative to the services to be provided by Lessor in the case of a lease).
- Applicable restoration cost
- Parking and access availability
- Sustainability features associated with the property
- Pictures of the space being submitted for consideration

TIME FOR RESPONSE:

The Notice of Interest in this RFI must be received no later than close of business, March 31st, 2020.

Information regarding this RFI can be delivered in writing, via U.S. Mail or other courier, or via email at:

lanl-rfi-officespace@lanl.gov Please utilize the subject line: Request For Information – LANL,

If questions arise prior to the delivery deadline, contact Gary Watkins, Deputy Director for Infrastructure Program Office (IFPROG), 505-606-0650 or g Watkins@lanl.gov

- Current forecasted bid opportunities are subject to change or cancellation due to scope, mission, or funding requirements.
- Some procurements are reserved for small businesses. Note the competition type on the forecast matrix to determine if a procurement has been set aside or is open to fair and reasonable competition.
- LANL reserves the right to change the competition type from Competitive to Set-Aside prior to the release of the Request for Quotation (RFQ).
- If this is a Request for Expression of Interest and capability information is requested with your response, be advised that LANL will not issue your organization a Request for Quotation unless you submit clear and convincing information that your organization has the necessary relevant experience and can fulfill the requirements of the statement of work. If you do not adequately address the required information, and the LANL Buyer does not have information indicating otherwise, the presumption will be that your organization is not a viable competitor. In any case, the LANL Buyer is the final arbiter on who receives an RFQ.