

REQUEST FOR INFORMATION (RFI)
LAB SPACE FOR LEASE - LOS ALAMOS COUNTY

STATEMENT OF NEED:

Triad, LLC, Los Alamos National Laboratory's Management and Operating Contractor, has an urgent and ongoing need to lease up to 100,000 rentable square feet of laboratory space.

The property(s) should be within a fifty-mile driving distance as calculated from the LANL main entry (East Jemez and Diamond Drive). Multiple properties may be included to meet this need and must have supporting office space and parking 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. Lab 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.

Triad, LLC and NNSA will review all submissions and request further information as needed. 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
- Type and amount of Laboratory Space included
- Size of overall 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).
- Office Space and Parking access availability
- Sustainability features associated with the property
- Pictures and floor/site plans of the space(s) being submitted for consideration

TIME FOR RESPONSE:

The Notice of Interest in this RFI must be received no later than close of business, May 21, 2021.

Information regarding this RFI should be delivered via email at:

lanl-labrfp@lanl.gov Please utilize the subject line: Request For Information – LANL
If questions arise prior to the delivery deadline, contact our Real Estate team via email at lanl-labrfp@lanl.gov

Disclaimers

- 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.