



Expression of Interest

ORNL Site Wide Master Plan Refresh

Project Description: The Oak Ridge National Laboratory (ORNL) is seeking an Expression of Interest for Architect-Engineering (A-E) and planning services to refresh the site wide master plan (SWMP) document. As the official master plan guiding growth and development for the next 15 – 20 years, the SWMP will serve as a vision and policy document providing a unified direction for the laboratory. The SWMP is to be a comprehensive, facility-wide coordinated vision for ORNL facilities and infrastructure development. The work shall encompass revisiting the existing master plan from 2014 along with additional ORNL planning documents, reevaluating and establishing a new vision, and realigning future development to emerging missions and projected growth.

Background: Located 10 miles southwest of the city of Oak Ridge, Tennessee, ORNL occupies about 4,421 acres of the federal Oak Ridge Reservation. ORNL is operated by UT-Battelle, LLC, under a prime contract with the U.S. Department of Energy (DOE). Annually, ORNL hosts approximately 35,000 people, comprising UT-Battelle's roughly 5,400 employees, other prime contractors' staff, subcontractors, and guests. ORNL operates the Spallation Neutron Source, the High Flux Isotope Reactor, the Center for Nanophase Materials Sciences, the Oak Ridge Leadership Computing Facility, and several other major DOE facilities for the research community to enable scientific discovery and innovation, and it applies exceptional resources in project management to manage the Second Target Station, Exascale Computing, and US ITER projects for DOE.

To support its diverse research and development portfolio, ORNL provides a wide variety of on-site services, including operation and maintenance of all supporting utilities and infrastructure, 24/7 security, dedicated fire and emergency response, medical facilities, fabrication and assembly services, a guest house, and other support functions. Work is performed in 182 operational buildings (4.5 million gross sq. ft. [GSF]) owned by the DOE Office of Science (SC) and 75 operational buildings (0.37 million GSF) owned by DOE's Office of Environmental Management (EM). Seventy-two buildings in shutdown status, owned by SC and EM, represent 1.2 million GSF of ORNL's building inventory. A total of 37 buildings (1.03 million GSF) are awaiting disposition, and 13 buildings (1.8 million GSF) are in a standby status, awaiting repurpose or reuse. Research requiring ready access for industrial partners is conducted in 10 off-site leased facilities totaling 0.32M GSF. In pursuit of optimal support for mission needs, ORNL's leased space portfolio is evaluated frequently to identify consolidation and reduction opportunities.

UT-Battelle intends to issue a single award fixed price contract to develop an updated SWMP for ORNL. The A-E shall provide an experienced project team of architect(s), planner(s) and engineer(s) with planning / site use experience to collaborate with ORNL planning team and other Company staff (ORNL leadership, LMD design team, environmental, utilities, facility engineers etc.) as needed. The A-E solicitation and award are expected to occur in first quarter (Sept – Dec) of FY 2023.

Responses Due: All responses to this EOI are to be electronic format and emailed to shillingsag@ornl.gov. **All responses must be received no later than 4:00 PM EDT on June 8, 2022.**

Responses should not exceed four pages and must address the following:

1. What do you consider key elements of a Master Plan?
2. Provide a brief overview of your process / technical approach to developing a Master Plan. What do you consider key steps in developing a Master Plan? Describe recommended practices for:
 - a. Milestones / schedule / duration
 - b. Workshops
 - c. User involvement
 - d. Deliverables
 - e. Other best practices
3. What are your capabilities as a planning and design firm? Describe credentials and expertise of key planning personnel.
4. Describe your experience performing similar work with other National Laboratories, Government Agencies, or similar scale clients.
5. What options are available for an interactive, web-based deliverable? What is the process to make updates as plans change or evolve? Is the master plan compatible with GIS platforms?
6. What is your company's competitive advantage?

Disclaimer: This EOI neither constitutes a solicitation, Request for Proposal (RFP), Invitation for Bid, or promise to issue an RFP in the future, nor does it restrict UT-Battelle to an ultimate acquisition approach. This EOI is issued solely for information and planning purposes and should not be construed as a commitment of any kind.

Interested parties are requested to respond to this EOI with contact information for future correspondence.