

TAB A: TITLE PAGE



Project Name:

Midtown Santa Fe

Proposal Name:

DOE/NNSA Proposal for an Innovation Campus comprised of World-Class Research, Development, Technology Transfer, and Higher Education

Solicitation Number:

20/05/P

Submitted To:

City of Santa Fe
Purchasing Office
200 Lincoln Avenue Room 122
Santa Fe, NM 87501

Respondent:

DOE/NNSA Los Alamos Field Office
3747 West Jemez Road
Los Alamos, NM 87544
(505) 665-4856

Date Submitted:

October 31, 2019

TABLE OF CONTENTS

TAB A: TITLE PAGE..... 1

TAB B: COVER LETTER 3

TAB C: PROJECT DESCRIPTION 5

TAB D: TEAM COMPOSITION AND ORGANIZATION 7

TAB E: EXPERIENCE, CAPACITY, REFERENCES 12

TAB F: RESUMES..... 14

TAB G: DEVELOPMENT PROGRAM AND APPROACH 15

TAB H: BUILDING PURCHASE OR SPACE LEASE APPROACH FOR BUSINESS ENTITIES 20

TAB I: FINANCING AND SCHEDULE 21

TAB J: FINANCING AND SCHEDULE FOR BUSINESS ENTITIES..... 22

TAB K: PROPERTY MANAGEMENT AND MARKETING 23

TAB L: DISADVANTAGED BUSINESS ENTERPRISE..... 24

TAB M: LOCAL PROCUREMENT PREFERENCE 25

TAB N: RESPONDENT AFFIRMATIVE REPRESENTATIONS..... 26

TAB O: RESPONDENT ACKNOWLEDGEMENT OF CITY RIGHTS 29

TAB P: ACKNOWLEDGEMENT OF AMENDMENTS AND ADENDA 31

TAB B: COVER LETTER



DEPARTMENT OF ENERGY
National Nuclear Security Administration
Los Alamos Field Office
Los Alamos, New Mexico 87544



October 30, 2019

Ms. Frances Dunaway
Purchasing Officer
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

Subject: Response to Request for Expressions of Interest (RFEI) Midtown Santa Fe
Solicitation Number 20/05/P

Dear Ms. Dunaway:

On behalf of the Department of Energy/National Nuclear Security Administration (DOE/NNSA), please find attached our response to the above-referenced solicitation. We believe this is an interesting concept which presents a unique opportunity and warrants further exploration with the City of Santa Fe. However, given the many unanswered questions we have, before any firm commitment can be made we would like to open a dialogue with the City of Santa Fe while we conduct our due diligence. In an effort to ensure that we do not create any unreasonable expectations, the following includes some of the requested information, provided with the understanding we are not in a position to make a binding commitment.

i. Name of Responding Entity:

DOE/NNSA

ii. Respondent Category:

Federal Government Agency (Master Developer)

iii. Respondent Team and Partnerships, if any:

DOE/NNSA is the sole proposer. DOE/NNSA may also use the services of Los Alamos National Laboratory (LANL), as well as the General Services Agency and/or United States Army Corps of Engineers, and its subcontractors to develop the subject property.

iv. Statement of Interest:

LANL is undergoing unprecedented growth and expects to hire more than 1,000 new personnel annually for the next several years. Los Alamos County has a significant shortage of housing units in the immediate community. LANL's need to increase and maintain a highly competent, diverse, and sustainable workforce makes the development of a new campus in the City of Santa Fe most desirable. Midtown Santa Fe provides a unique opportunity to accomplish this goal in an open campus, research-oriented format. This location could accommodate a significant number of LANL workers, build on DOE/NNSA's strong record of creating academic and business partnerships in a consortium model, revitalize area businesses, and foster increased technology transfer and spin-off opportunities for start-ups.

v. Readiness and Capacity:

- a. As a federal entity, DOE/NNSA must comply with a variety of regulatory, statutory, fiscal, and Congressional requirements before making a financial commitment and assuming the development risks. We are prepared, with support from LANL, to begin the due diligence work necessary to support this project. Our ability to pursue this venture is constrained within the bounds created by our status as a federal agency and is subject to Congressional appropriations.
- b. DOE/NNSA, with support from LANL, is prepared and committed to undertaking due diligence and predevelopment tasks in an efficient and timely manner that is constrained within the bounds created by our status as a federal agency and is subject to Congressional appropriations.

Respectfully,



Gabriel Pugh
Acting Manager

TAB C: PROJECT DESCRIPTION

DOE/NNSA Midtown Local INnovation Corridor (LINC) Project description

Subject to successful completion of our due diligence, the Department of Energy/National Nuclear Security Administration (DOE/NNSA) envisions a project with two primary phases. In Phase I, we would acquire the entirety of the Midtown Property and repurpose suitable square footage in phases to meet needs for administrative office, training, and engineering space while preserving the culture of Santa Fe and recognizing the history of the Site. Assets not suitable for repurposing would be demolished, roads and grounds would be improved to accommodate increased traffic, and the landscape would be redeveloped for sustainability and aesthetics. Phase II would expand upon Phase I by acquiring additional real estate for development and collaboration with our contractors and/or future partners. Potential additional tracts that could enhance the sustainability of the research and development community are described in Tab G.

Campus development would conform to an area development plan (master site plan) that DOE/NNSA would commission – laying out the vision, tentative scope, and a notional schedule for the DOE/NNSA redevelopment phases. As a Federal Agency, the National Environmental Protection Act requires that we engage the public for all decisions that could significantly impact the environment, this provision includes the human impacts. The City of Santa Fe would be engaged as we develop our master site plan so that the City of Santa Fe is fully aware of what DOE/NNSA would intend for the Site. This plan would also assist DOE/NNSA and the City of Santa Fe in partnering, along with other developers, to redevelop the Midtown Local INnovation Corridor (LINC). We anticipate that our presence would drive additional housing, entertainment, business, and retail development as the shopping centers that line St. Michael's Drive are redeveloped to meet the increased demand including the demographic change associated with this proposed development.

The DOE/NNSA long-term vision is to build an open-campus environment with administrative offices, sustainable green spaces, engineering space, light manufacturing, training facilities, and research and development. There will be no radiological or high hazard activities performed at the Midtown Property. Instead, we intend to create an environment where the operators of all our DOE/NNSA facilities across the country can collaborate.

Our research and technology transfer partners can work in partnership on DOE/NNSA mission technology, creating a first-of-its-kind technology industry in Santa Fe. DOE/NNSA and its partners would redevelop the tracts with new construction and sustainable landscaping as laydown yards, motor pools, underutilized land, office and warehouse buildings are repurposed or demolished. This DOE/NNSA research and development institute could become an anchor for the western portion of the Midtown LINC and supplement our national laboratories.

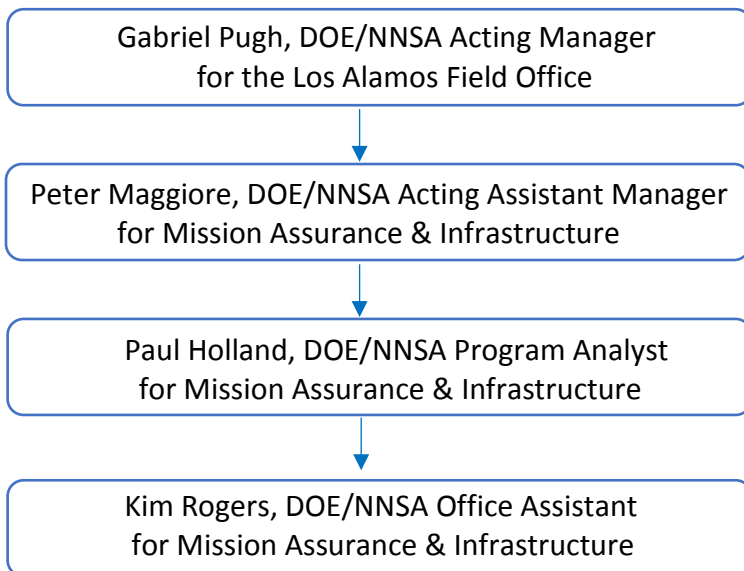
DOE/NNSA has long supported innovation and our two New Mexico laboratories have considerable experience building and scaling the region's entrepreneurial opportunities through networking, training, and education. Recent high profile startups from LANL have provided northern New Mexico with new partnership, economic, and employment opportunities that previously did not exist. A few examples of these startups include Descartes Labs, Viome, and UbiQD. By developing a state-of-the-art DOE/NNSA campus, our national laboratories could better connect to the community of Santa Fe, fostering a new generation of innovation and creating opportunities for challenging, well-paid careers.

TAB D: TEAM COMPOSITION AND ORGANIZATION

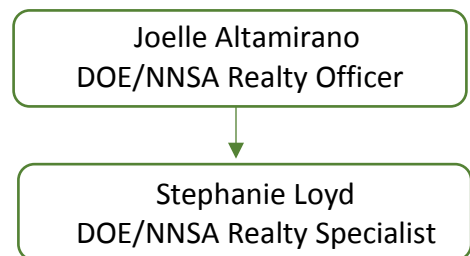
Respondent Team Members

The Respondent Team consists of staff from the DOE/NNSA Los Alamos Field Office located in Los Alamos and the DOE/NNSA Office of Infrastructure located in Albuquerque.

DOE/NNSA Los Alamos Field Office Respondent Team Organization Chart



DOE/NNSA Office of Infrastructure Respondent Team Organization



Los Alamos Field Office (NA-LA) Qualifications

Gabriel Pugh

Gabriel Pugh currently serves as the Acting Manager for the Los Alamos Field Office. He is responsible for administering the LANL management and operating contract and all Federal activities on the site. He leads a Federal team that oversees management, security, quality assurance, environment, health and safety of the national and nonproliferation security missions at LANL.

Mr. Pugh has over 27 years of experience with DOE/NNSA and is a Certified Project Management Professional. He is a recognized subject matter expert in the areas of Facility Maintenance, Configuration Management and Conduct of Operations, and has participated as a team member on Operational Readiness Reviews and Readiness Assessments in many of DOE/NNSA's facilities.

Mr. Pugh holds a BS in Chemical Engineering from the University of New Mexico and a MS in Industrial Engineering from New Mexico State University.

Peter Maggiore

Peter Maggiore currently serves as the Acting Assistant Manager for the Mission Assurance and Infrastructure organization within DOE/NNSA's Los Alamos Field Office, where he oversees a broad portfolio of programmatic responsibilities. Quality Assurance and weapons related programs fall within his purview, along with landlord/real estate, environmental compliance, utilities, and natural resource functions. Prior to becoming a DOE/NNSA employee, Mr. Maggiore worked as a private consultant to DOE headquarters on a variety of topics.

Mr. Maggiore previously served as Cabinet Secretary to the New Mexico Environment Department under Governor Gary Johnson. In that capacity he signed the WIPP RCRA permit in 1999, which allowed the facility to accept mixed transuranic waste. Mr. Maggiore received the Dixy Lee Ray award from the American Society of Mechanical Engineers in 2008.

Mr. Maggiore holds a BS Degree in Earth and Space Sciences from the University of New York at Stony Brook and a MS Degree in Geology from the University of New Mexico.

Paul Holland

Paul Holland currently serves as a Program Analyst for DOE/NNSA's Los Alamos Field Office overseeing the real property portfolio for Northern New Mexico. Mr. Holland joined DOE/NNSA in 2015 and has worked in various oversight capacities including training international law enforcement entities on the identification and interdiction of commodities that could be diverted to a nuclear weapons programs. Prior to his work with DOE/NNSA, Mr. Holland was a research assistant at the Arnold A. Saltzman Institute of War and Peace where he assisted in numerous projects including work for the Department of State on easing tensions associated with the relocation of Marine Corps Air Station Futenma in Okinawa.

Mr. Holland holds a BA degree in Political Science and Classics from Trinity College and an MIA degree in International Security Policy and East Asia Studies from the School of International and Public Affairs, Columbia University. Mr. Holland has won numerous awards from DOE/NNSA, the Connecticut Legislature, and academia for his scholarship and innovative problem solving.

Kim Rogers

Kim Rogers currently serves as the Office Assistant for the Mission Assurance and Infrastructure organization at the Los Alamos Field Office. She has over 10 years of experience in providing office and administrative support. She holds a BA Degree in Sociology from the University of Minnesota and a MLIS Degree in Library and Information Science from San Jose State University. Ms. Rogers recently completed certification in Federal Records Management Training from the National Archives and Record Administration.

DOE/NNSA Office of Infrastructure (NA-52) Qualifications**Joelle Altamirano**

Joelle Altamirano currently serves as the team lead for DOE/NNSA real estate within the Office of Infrastructure Planning & Analysis. She holds a Level III (unlimited) Real Estate Contracting Officer warrant with the responsibility to oversee Management & Contractor real estate actions supporting the Nuclear Security Enterprise as well as the authority to obligate and execute real estate actions on behalf of the United States of America. Ms. Altamirano has a wide range of experience in federal acquisition, leasing, outgranting, easements, licenses, special legislation, Public Law and Federal permits. She has approximately 10 years of Federal service working under the special authorities granted to the DOE/NNSA and stemming from the Atomic Energy Act of 1954, as amended.

Prior to joining DOE/NNSA, Ms. Altamirano worked at NASA White Sands Test Facility and interned with Defense Logistics Agency. She was honored in Congressional Times for her outstanding leadership in 2000 and she has been recognized by both the DOE/NNSA Administrator and Secretary of Energy for her work in real estate. Ms. Altamirano holds a BS degree in Criminal Justice with a Minor in Security Technology & Intelligence and an MBA degree, both from New Mexico State University.

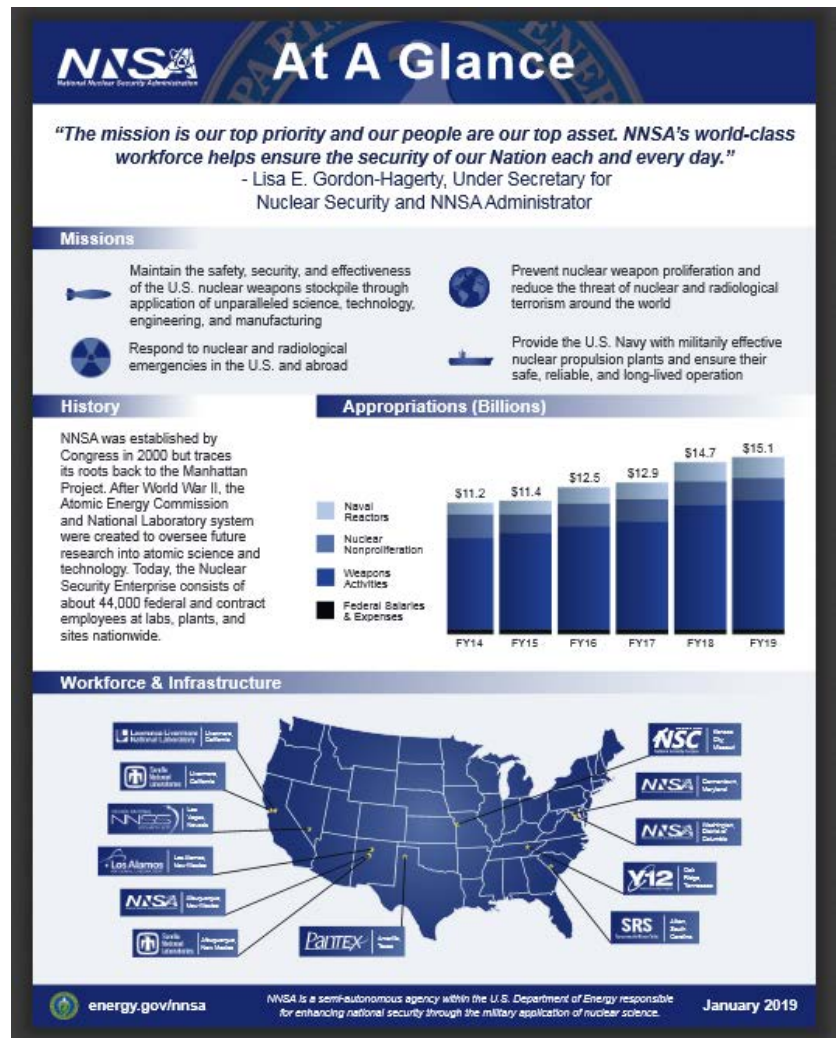
Stephanie Loyd

Stephanie Loyd currently serves as a Realty Specialist for DOE/NNSA within the Office of Infrastructure, Planning & Analysis. She holds a Level II Real Estate Contracting Officer warrant with the responsibility to oversee Management & Operating Contractor real estate actions as well as obligate and execute Federal real estate transactions on behalf of the United States of America. Ms. Loyd has over five years of Federal Real Estate experience ranging from in federal acquisition, leasing, permits, land management, easements, licenses, and disposition. She has approximately 15 years of Federal service working under the special authorities granted to the DOE/NNSA and stemming from the Atomic Energy Act of 1954, as amended. Recently, she was recognized by both the DOE/NNSA Administrator and Secretary of Energy for her work in real estate. Ms. Loyd completed her Bachelor's degree of Business Administration from the University of New Mexico.

Partners and Professional Team

DOE/NNSA is a semi-autonomous agency within the U.S. Department of Energy that was established in 2000 to enhance national security through the military application of nuclear science. DOE/NNSA maintains and enhances the safety, security, and effectiveness of the U.S. nuclear weapons stockpile without nuclear explosive testing; works to reduce the global danger from weapons of mass destruction; provides the U.S. Navy with safe and effective nuclear propulsion; and responds to nuclear and radiological emergencies in the United States and abroad.

In addition to the National Security mission, DOE/NNSA's contractors engage in extensive collaboration with entities through Strategic Partnership Projects and Cooperative Research and Development Agreements to facilitate the efficient and expeditious development, transfer, and exploitation of federally owned or originated technology to non-DOE/NNSA entities for the public benefit and to enhance the accomplishment of DOE/NNSA missions.



Contact Sheet**DOE/NNSA Los Alamos Field Office (NA-LA) staff**

| | | |
|----------------|----------------|--|
| Gabriel Pugh | (505) 667-5105 | gabriel.pugh@nnsa.doe.gov |
| Peter Maggiore | (505) 665-5025 | peter.maggiore@nnsa.doe.gov |
| Paul Holland | (505) 667-3168 | paul.holland@nnsa.doe.gov |
| Kim Rogers | (505) 665-4856 | kim.rogers@nnsa.doe.gov |

The address for NA-LA staff is:

DOE/NNSA Los Alamos Field Office
3747 West Jemez Road
Los Alamos, NM 87544

DOE/NNSA Office of Infrastructure (NA-52)

| | | |
|-------------------|----------------|--|
| Joelle Altamirano | (505) 845-6990 | joelle.altamirano@nnsa.doe.gov |
| Stephanie Loyd | (505) 845-4178 | stephanie.loyd@nnsa.doe.gov |

The address for NA-52 staff is:

DOE/NNSA Albuquerque Complex
P.O. Box 5400
Albuquerque, NM 87185

TAB E: EXPERIENCE, CAPACITY, REFERENCES

Project Experiences

DOE/NNSA manages over \$120 billion of facilities and 2,100 square miles of land (roughly the size of Delaware) across eight sites. DOE/NNSA has significant experience with older facilities similar to those at the Midtown Property. About 50% of our facility portfolio is more than 40 years old. DOE/NNSA also has extensive experience in overseeing the management and construction of new facilities.

Ground was broken on the **Albuquerque Complex Project** in July 2018, a 333,000-square-foot facility that is more than half the size of the Midtown Property. The \$174.7 million Albuquerque Complex Project will provide modern, safe, and reliable workspace for about 1,200 employees. LANL alone has executed \$1.544 billion in construction over the last 10 years. These projects run the gamut from offices to manufacturing to laboratories. Example projects follow:



The Radiological Laboratory Utility Office Building (RLUOB) was a \$262,000,000 facility and was completed in 2010. This 204,000-square-foot facility provides 20,000 square feet of radiological laboratory space, a training center, and office space to support 350 personnel. RLUOB received a 2010 Best-in-Class Award for Sustainable Design/Green Building. It also received Leadership in Energy and Environmental Design (LEED®) Gold certification from the U.S. Green Building Council.

The National Security Sciences Building was \$97 million and was completed in 2006. The eight-story, 275,000 square foot building, houses 700 staff members and includes a 600-seat auditorium and lecture hall, and a 400-space parking garage. The building has one of two National Archive Records Administration certified records storage facilities in the DOE/NNSA complex.



The Non-Proliferation and International Security Center (NISC) was \$50 million and was completed in 2004. The five-story building is 165,000 square feet and hosts 465 personnel with radiological, electronic, and optical laboratories. Its mission is to focus on detection research, intelligence, nuclear safeguards, and emergency response.



The Strategic Computing Complex (SCC) was \$115 million and was dedicated in 2002. It was named in honor of Nichols C. Metropolis, who was a leading force at LANL during the Manhattan Project. SCC is a secured supercomputing facility for calculation, modeling, simulation, and visualization in support of the Stockpile Stewardship Program. The 300,000-square-foot building features an unobstructed 43,500-square-foot computer room (an open room about 75% the size of a football field). SCC helps solve national problems through basic and applied research in key areas including Climate and Energy programs.

Capacity

DOE/NNSA is a semi-autonomous agency within DOE that had an appropriated budget of \$15.2 billion in fiscal year 2019. Funding is subject to Congressional Appropriations and outside financing will not be necessary.

References

As a Federal Agency, the DOE/NNSA does not have references for work performed, however, DOE/NNSA has been recognized with a number of national level construction awards such as:
2010—LEED® Gold for the RLUOB Facility
2013—Federal Project Director of the Year

TAB F: RESUMES

Resumes of key Respondent Team will be forwarded upon further request.

TAB G: DEVELOPMENT PROGRAM AND APPROACH

Our Shared History: Santa Fe and U.S. DOE/NNSA

To better articulate the vision DOE/NNSA has for the Midtown Property, we would like to reflect on our shared history and the important role this Site and the land adjacent to it played in making that history.

As the U.S. entered WWII on December 8, 1941, a flurry of construction occurred around the nation to support the war effort. Land acquisitions for Project Y (the Los Alamos portion of the Manhattan project that would later be named Los Alamos National Laboratory and Los Alamos townsite) started almost a year after the war began. At roughly the same time, construction also started on the U.S. Army Earl H. Bruns General Hospital in Santa Fe which included much of the Midtown Property. The initial phases of both projects were completed by April 1943. Both were operationally linked as U.S. Army installations.

As scientists and engineers arrived, mainly via the Atchison, Topeka & Santa Fe (AT&SF) railway to Lamy station, they were brought to 109 East Palace, Santa Fe, for their induction into Project Y. A spur of the AT&SF line was built to the Bruns Hospital to receive patients, as well as provisions and supplies, including those bound for Project Y. During the war, supplies for Project Y were obtained at the Hospital, children were born there, and serious injuries were treated there. It was at the Hospital post office that the famous P.O. Box 1663, Santa Fe, NM, was established. The Hospital and the Midtown Property played a vital, albeit little known, role in the Manhattan Project.

After the war, the Army sought to dispose of its surplus property. In January 1947, the Atomic Energy Commission (AEC), the predecessor to DOE/NNSA, was established to bring Project Y under civilian control. Project Y became Los Alamos Scientific Laboratory (LASL) and the weapons program, under the AEC Santa Fe Operations Office took control over the Bruns railyard and warehouses. In 1947 the U.S. Army disposed of the Bruns hospital site to several entities, including AEC, St. Michael's College, and the U.S. Forest Service. The AEC portion was part of LASL under the designation Technical Area (TA) 47 "BR Site" and continued operation until it was disposed in 1960 by AEC. Nava Elementary School now sits within the former TA-47, as do several City of Santa Fe and State of New Mexico buildings.

Over the years, LASL became LANL, and AEC became the Energy Research and Development Administration, then DOE, then DOE/NNSA. Undeniably, Santa Fe has deep roots and retains its identity as our nation's oldest capital, and with which our Agency shares a pivotal moment in history. As we look to the future, we consider this past partnership and how we might find synergies that meet the needs of DOE/NNSA, the City of Santa Fe, and beyond.

A Vision of the future: DOE/NNSA as the western anchor of the Midtown LINC

Our vision for the Midtown Property consists of two primary development phases with numerous sub-phases. In Phase I, we would acquire the entire Site and launch sub-phase projects to repurpose suitable facilities to meet immediate needs for administrative office, training, and engineering space. Unsuitable structures would be demolished and determinations would be made on remaining assets after completing the master site plan and thoroughly investigating their condition. The roads and grounds would be upgraded to improve access, sustainability, and aesthetics. We would work with the City of Santa Fe to identify utility needs and increase capacity if required.

Phase II's sub-phases can be broken down into two components: acquiring adjacent parcels for development and then developing those parcels. Coordination between DOE/NNSA and the City of Santa Fe to acquire properties from additional stakeholders would be required. Purchases would be staggered to accommodate the rate of site buildout and ensure sufficient room for growth. As adjacent land is acquired and new construction completed, Midtown Property assets at the end of their economic life would be demolished to make additional room for growth by our contractors and/or future partners.

We aim to bring in academic and industry partners by functional areas, including advanced materials science, computer science, biotechnology, aerospace engineering, energy security, climate change modeling, and additive manufacturing.

Academic and industrial partnerships would provide a pipeline for scientists and engineers who can work directly on DOE/NNSA programs, Strategic Partnership Projects, and Cooperative Research and Development Agreements. These programs would give students experience in their field and accustom them to DOE/NNSA policies and procedures so that they can work at DOE/NNSA sites such as the two national laboratories in New Mexico. This experience would be synergistic with community partners by creating a pipeline of experienced professionals for recruitment in industry, government, and academia locally in New Mexico.

The presence of an advanced academic environment could also enable the participating institutions to offer degree programs, particularly in Science, Technology, Engineering, and Mathematics (STEM). This would enable our staff to teach under dual appointments as a professor and as a Laboratory employee. DOE/NNSA supports education in Northern New Mexico through partnerships with schools, teachers, and community organizations through the national laboratories.

In 2019, DOE/NNSA and LANL established a partnership with the University of New Mexico to enable its professors and staff to participate in Laboratory research opportunities. The

Regional Partnership School, which partners LANL with Pojoaque Valley Schools and New Mexico Highlands University, is building lasting ties and equipping students to help build the workforce of tomorrow. LANL also recently initiated an associate's degree program for radiological control technicians at Northern New Mexico College in Española, and is actively pursuing similar, mutually beneficial opportunities in the area. We also seek to establish a pipeline for the education of skilled craft workers. As the industrial base of New Mexico has grown, the supply of skilled craft workers has not kept pace. Establishing a pipeline to educate skilled craft workers who are qualified in federal standards and policies will greatly improve our ability to construct and maintain federal infrastructure. This will also be synergistic as the same skilled labor will benefit New Mexico.

We envision the entirety of St. Michael's Drive as a spot where a mix of professionals can find affordable housing while working in startup businesses developed out of technology transfer, for DOE/NNSA, SNL, LANL, academic and industrial partnerships, or healthcare providers on the East side of St. Francis Drive. Attracting additional professionals should also spur demand for entertainment, athletic facilities and other spaces for self-improvement and relaxation. St. Michael's Drive can be a district to live, learn, work and play with DOE/NNSA as an economic engine. This phased short-term, long-term vision creates an opportunity to combine the South and North areas of Santa Fe, establishing a "New Innovations Town" within the City.

Additional partnerships can include local K-12 schools to boost STEM resources as part of a pipeline initiative, and, in the spirit of Santa Fe as a historic city, the Site could be used as a starting point for tours headed to "the Hill" and Manhattan Project National Historic Park sites, just like the Site's famous P.O. Box 1663 did seven decades ago. Situating LANL employees in the Midtown Property will benefit the community. LANL employees have a long history of supporting community programs. They have supported higher education institutions such as Santa Fe Institute, University of New Mexico, New Mexico Highlands University by helping public school educators improve teaching skills, hosting RoboRave, and providing Supercomputing challenge programs. Other programs that LANL employees work on include parallel computing, renewable power, isotopes for cancer treatment, flu predictions, and sea ice models.

Notional Development Phases Detail

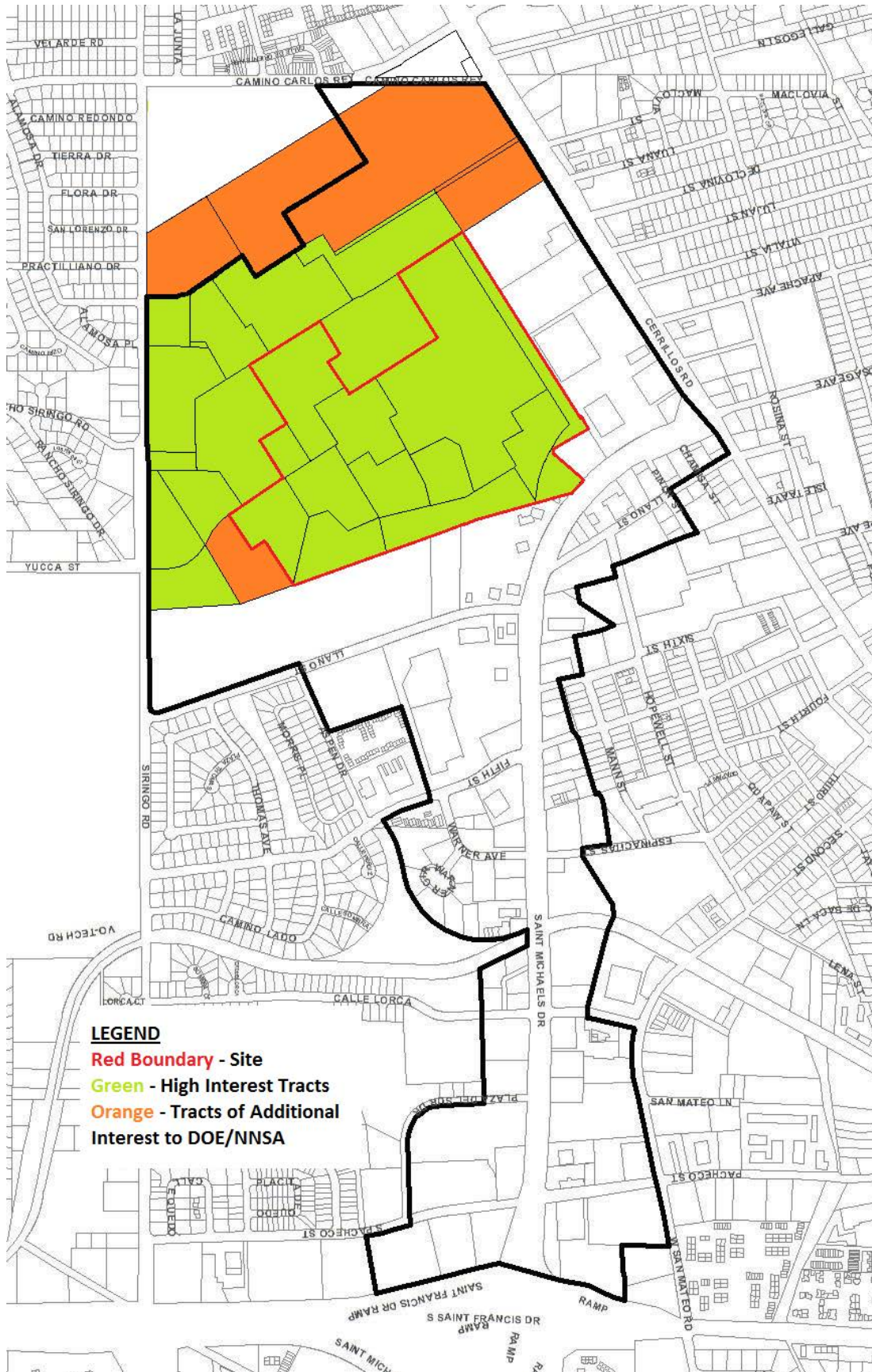
DOE/NNSA will investigate the assets before acquisition to determine whether or not renovation is economical but requires access to all records pertaining to the Site. Based upon due diligence activities to include a new appraisal, environmental investigation, completed NEPA activities, title search, cost-benefit analysis, negotiated price, and Congressional appropriations, Midtown Property acquisition could consist of the following:

Phase I – DOE/NNSA acquires the entirety of the Midtown Property. Assets are grouped for phased reuse. Assets that may be move-in ready with minor renovations or exemptions are occupied while assets that do not have sufficient life remaining to justify renovation are demolished. The Site is upgraded to have sufficient fiber optic and utilities to accommodate the mission. DOE/NNSA works with City of Santa Fe and an architect/engineering firm to develop a master site plan. The Santa Fe Art Institute outgrant is modified with DOE/NNSA as the lessor.

Phase II – DOE/NNSA works with City of Santa Fe and third parties to acquire the remaining tracts of the western Midtown LINC, creating space for synergistic partnerships. These acquisitions would come in several phases and may be terminated or accelerated based on the success of the partnership model and whether the landowners desire to sell them to DOE/NNSA. Midtown Property assets would be demolished as they reach end of economic life and replaced by new construction that follows the master site plan, the City Planning Guidelines, and sustainability standards. New roads would be built per the master site plan and the remaining roads would be resurfaced and/or upgraded to improve connectivity with the rest of the Midtown LINC and surrounding community.

If a transit center is warranted, we would partner with the State of New Mexico and City of Santa Fe to establish dedicated bus service and possibly reconnect the rail service to the Site. This would increase connectivity of the LINC district to both the City of Santa Fe and to the greater region. As additional lands are acquired, assets will be selected for renovation or demolition according to the same methodology used in Phase I. The landscape would be altered to accommodate green spaces similar to campus quads but with sustainable plantings and irrigation systems. Networks of sidewalks and bike paths will be added per the master site plan to accommodate efficient and safe bicycle and pedestrian traffic.

A conceptual footprint for the final campus anchoring the western Midtown LINC, including the Midtown Property and adjacent parcels, is illustrated on the map on the next page. The area designated in orange includes additional tracts we would be interested in acquiring should they become available. These additional lands would be used to relocate staff to the office spaces, establish new roads, and to accommodate more growth as part of the vision we have outlined in this RFEI response.



TAB H: BUILDING PURCHASE OR SPACE LEASE APPROACH FOR BUSINESS ENTITIES

Not Applicable, please see Tab G.

TAB I: FINANCING AND SCHEDULE

Financing Plan

This section is not applicable to the Federal Government as our funding is entirely contingent on Congressional appropriations. Assuming the City of Santa Fe is interested in exploring this proposal further with DOE/NNSA, we would proceed with our due diligence and other statutory, regulatory and acquisition requirements. This would lead to negotiations and coordination with the federal budgeting process. Once a Congressional appropriations bill is passed that includes funding for this project, DOE/NNSA could then proceed.

Development Schedule

This is subject to further discussion with the City of Santa Fe.

TAB J: FINANCING AND SCHEDULE FOR BUSINESS ENTITIES

Not Applicable, please see Tab I.

TAB K: PROPERTY MANAGEMENT AND MARKETING

Property Management

DOE/NNSA would own the Site in its entirety. While DOE/NNSA would oversee the property, we expect to outsource traditional property management functions such as maintenance, custodial, grounds, and security to our contractors.

Marketing

DOE/NNSA would not plan to market the property to other entities. DOE/NNSA would plan to use the property directly for our office, training, and engineering space needs. There will be no radiological or high hazard activities performed at the Midtown Property. Instead, we intend to use the Site as collaborative space for innovation with the private sector and academia.

TAB L: DISADVANTAGED BUSINESS ENTERPRISE

DOE/NNSA has an enduring tradition of placing procurements with small and disadvantaged businesses. All of our contractors have aggressive small-and disadvantaged-business goals. As an example, the table in the next section (Tab M) shows Socioeconomic Goals and Achievements for Los Alamos National Laboratory's prime contractor since November 1, 2018.

TAB M: LOCAL PROCUREMENT PREFERENCE

While DOE/NNSA is not eligible for a local procurement preference, a significant portion of our work is accomplished by local businesses. As the table below shows, 42.4% of LANL contracts were awarded to New Mexico firms, with 31.3% going to Northern New Mexico businesses in fiscal year 2019. LANL frequently invests in regional businesses through grants, loans and other funding. For example, a \$500,000 grant was provided to the Regional Development Corporation (RDC) in August 2019.

**LOS ALAMOS NATIONAL LABORATORY
FY19 (1 NOVEMBER, 2018 to 22 SEPTEMBER, 2019)
SOCIOECONOMIC GOALS AND ACHIEVEMENTS (TRIAD)**

| CATEGORY | FY19 GOAL | FY19 (1 NOV 18-22 SEPT 19) PERCENT ACHIEVED |
|--|-----------|---|
| Small Business (SB) | 59.7% | 69.7% |
| Small Disadvantaged Business (SDB) | 25.5% | 19.2% |
| Women-Owned Small Business (WOSB) | 17.5% | 17.4% |
| HUBZone Small Business (HUBZone) | 4.95% | 6.7% |
| Veteran-Owned Small Business (VOSB) | 7.5% | 10.8% |
| Service-Disabled Veteran-Owned Small Business (SDVOSB) | 3.7% | 3.8% |
| New Mexico | - | 42.4% |
| Northern New Mexico | - | 31.3% |

TAB N: RESPONDENT AFFIRMATIVE REPRESENTATIONS

EXHIBIT C: RESPONDENT AFFIRMATIVE REPRESENTATIONS

Page 1 of 3

By responding to this Solicitation, each Respondent will be deemed to represent, acknowledge and consent to the City that it has read all of the provisions of this Solicitation and fully understands said provisions, as well as acknowledges the accuracy of the information and documentation that is, or will be, provided in connection with this Solicitation.

The Respondent also agrees to indemnify and hold harmless the City its directors, officers, employees, agents and others working with the City from any claims or demands whatsoever. The Respondent also agrees that, except for the amount, if any, of damage contributed to, caused by, or resulting from the negligence of the City, the Respondent shall indemnify and hold harmless the City, its officers, elected officials, employees, and agents from and against any and all liability, damage, claims, demands, costs, judgments, fees, attorney's fees, or loss arising directly or indirectly out of performance or failure to perform with regards to the proposed development project by the Developer or third parties under the direction or control of the Developer; and to provide defense for and defend at its sole expense, any and all claims, demands, or causes of action directly or indirectly arising out of the proposed development project and to bear all other related costs and expenses.

In connection with this Solicitation, the Respondent provides the following responses:

Has any Principal, Officer, or Agent of the Respondent, or any organization in which the Principal is or was a general partner, corporate officer, member or employee, or owned more than 20% of the shares of the entity been the subject of any of the following:

1. Had an ownership or management interest in a property that was taken in rem or assigned to a court appointed administrator or receiver: Yes No
2. Been in mortgage foreclosure or is currently more than 90 days in arrears on any real estate tax payment or loan? Yes No
3. Defaulted on any contract obligation or agreement of any kind or nature entered into with the City or one of its agencies? Yes No
4. In the past five (5) years, failed to qualify as a responsible bidder, or refused to enter into a contract after an award has been made, privately or with any governmental agency? Yes No
5. In the past seven (7) years, filed a bankruptcy petition or been the subject of involuntary bankruptcy proceeding? Yes No

EXHIBIT C: RESPONDENT AFFIRMATIVE REPRESENTATIONS

Page 2 of 3

6. In the last five (5) years, failed to file any required tax returns or failed to pay any applicable taxes or other charges? Yes No
7. Been convicted of fraud, bribery, tax evasion or larceny? Yes No
8. Been convicted of arson or pending case? Yes No
9. Have any past or pending threatened charges or actions (including lawsuits, criminal or disciplinary actions, bankruptcy action, or administrative proceedings by any governmental or regulatory agency) against the Respondent or any of its partners, directors, officers, employees, shareholders, subsidiaries, or affiliates, as the case may be. Yes No
10. Are there other adverse findings of which the Respondent is aware that would create a conflict of interest or potentially disqualify said Respondent from participating in this solicitation? Yes No

If the answer to any questions is yes, provide the following information about each instance: name of Principal; names of organizations, or corporations; Principal's status in the organization (e.g. officer); date of the action; and current status or disposition.

Conflict of Interest. All Respondents must disclose with their Submissions the name of any officer, director, or agent who is also an employee of the City. Further, all Respondents must disclose the name of any City officer, employee, or elected official who owns, directly or indirectly, an interest of ten percent or more in the proposer or any of its subsidiaries or affiliates.

Respondents must disclose if they directly participated in developing or advising on the specifications, qualifications, or evaluation criteria on which this specific competitive solicitation was based.

Debarment. The Respondent hereby certifies to the best of its knowledge and belief, that it and its proposed team, including their respective principals:

- Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from any governmental agency, including the City;
- In the past five (5) years, have not been convicted of or had a civil judgment rendered against them for: the commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public

governmental transaction or contract under a public transaction; a violation of government antitrust statutes; or commission of embezzlement, theft, forgery,

EXHIBIT C: RESPONDENT AFFIRMATIVE REPRESENTATIONS

Page 3 of 3

bribery, falsification or destruction of records, making false statements, or receiving stolen property;

- Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity with commission of any of the offenses enumerated above; and,
- Within the past five (5) years had one or more public transactions terminated for cause or default.


If any subcontractors are to be used in the performance of the Project, Respondent shall cause such subcontractors to certify as to the same.

Signature and Acknowledgement

Responses to the solicitation are hereby made under the penalties of perjury:

Name: Stephanie Loyd

Title: Real Estate Contracting Officer

Signature: 

Date: 10/22/19

TAB O: RESPONDENT ACKNOWLEDGEMENT OF CITY RIGHTS**EXHIBIT D: RESPONDENT ACKNOWLEDGEMENT OF CITY RIGHTS****Page 1 of 2**

The City reserves the right to reject any or all Respondents' Submissions received in response to this Solicitation. All work product prepared in response to this Solicitation becomes the property of the City. No Submissions will be returned to Respondents. Receiving or responding to this Solicitation, or participating in the competitive selection process, or subsequent negotiating process, should not be construed as a contract, nor shall it indicate any commitment on the part of the City, or any sponsoring or affiliated organization, for any future action.

The City reserves the right to interview all proposed principals and staff for the project, including partners and consultants, and to approve or reject their participation in the project, at its sole discretion. The City reserves the right to award any combination of services, reject any or all proposals, and/or waive informalities, minor irregularities, inconsequential deviations, and minor variations from specifications in the Submission Package. Without limiting the foregoing, the City reserves the right and options to: reject any or of all the submittals, waive or modify any provisions of the Solicitation, request modifications to the proposed Project Teams, and/or waive errors in the Submission Package. The City reserves the right to request additional information from individuals or all Respondents, issue a subsequent request for proposals, offers, or bids, or take no action, at its discretion.

The City reserves the right to cancel this Solicitation at any time the City deems it to be in its best interest. In no event shall the City have any liability whatsoever for cancellation of the Solicitation before execution of a contract. A Respondent assumes sole risk and responsibility for its expenses before execution of a contract and shall not commence work until receipt of an executed contract.

The City reserves the right, in its sole discretion, to reject at any time any or all responses and Submissions, to withdraw this Solicitation, to negotiate with one or more Respondents, and/or negotiate on terms other than those set forth herein, including parties other than those responding to this Solicitation. The City likewise reserves the right, at any time, to waive compliance with, or change any of the terms and conditions of this Solicitation, or to entertain modifications or additions to selected responses and Submissions. In addition, the City retains the right to, at any time, withdraw portions of the Site from this Solicitation and/or to add tax lots, sites, or buildings.

The City will enter into direct negotiations to the Selected Respondent whose proposal provides the best value as determined by the City.

Any contract or agreement resulting from this Solicitation process shall be awarded to the Respondent the City considers most qualified and whose response to the Solicitation the City determines to be the most advantageous to the City, based on the evaluation factors set forth in the RFEI.

EXHIBIT D: RESPONDENT ACKNOWLEDGEMENT OF CITY RIGHTS

Page 2 of 2

After selection of the successful Respondent, and following contract negotiations, a formal written contract, anticipated to be in the form of Disposition and Development Agreement, which will be prepared by the City and will not be binding until signed by both parties subject to receipt of all applicable approvals. No rights shall accrue to any Respondent by the fact that a response or Submission has been selected by the City for submission to the Governing Body for approval. Said Governing Body has the right to reject any recommendation, and the approval of said Governing Body has the right to reject any recommendation, and the approval of said governing body is necessary before a valid binding contract may be executed by the City.

Respondent, by signing the proposal, does hereby warrant and represent that any ensuing contract or agreement has not been solicited, secured, or prepared directly or indirectly, in a manner contrary to the laws of the State of New Mexico or the City, and that said laws have not been violated and shall not be violated as they relate to the procurement or the performance of the contract or agreement by any conduct, including the paying or the giving of any fee, commission, compensation, gift, gratuity or consideration of any kind, directly or indirectly, to any City employee, officer or elected official.

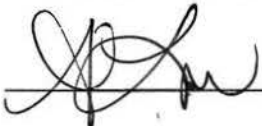
If any subcontractors are to be used in the performance of the Project, Respondent shall cause such subcontractors to certify as to the same.

Signature and Acknowledgement

Responses to the solicitation are hereby made under the penalties of perjury:

Name: Stephanie Loyd

Title: Real Estate Contracting Officer

Signature: 

Date: 10/22/19

Tab P: ACKNOWLEDGEMENT OF AMENDMENTS AND ADENDA



DEPARTMENT OF ENERGY
National Nuclear Security Administration
Los Alamos Field Office
Los Alamos, New Mexico 87544



Ms. Frances Dunaway
Purchasing Officer
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

Subject: TAB P: ACKNOWLEDGEMENT OF AMENDMENTS AND ADENDA

Dear Ms. Dunaway:

On behalf of the Department of Energy/National Nuclear Security Administration (DOE/NNSA), I Stephanie Loyd, acknowledge receipt of amendments and addenda to the Request For Expression of Interest.

A handwritten signature in blue ink, appearing to read "Stephanie Loyd".

Stephanie Loyd
Real Estate Contracting Officer