

DOE-ID NEPA CX DETERMINATION

Idaho National Laboratory

SECTION A. Project Title: Multi-Program Research Space Lease

SECTION B. Project Description and Purpose:

Facility and Site Services (F&SS) would like to lease the facility located at 650 MK Simpson Blvd as part of the Research and Education Campus (REC) that would house Multi-Program Research Space (MPRS). This facility would provide general dry-lab space that would support a number of research programs across the lab including; Energy and Environment Science & Technology (EES&T), National & Homeland Security (N&HS), and Nuclear Science & Technology (NS&T). Facilities and Site Services (F&SS) would manage the operation and maintenance on the leased building. The intent of the facility is to address a lab-wide deficiency for scalable and flexible electronics lab space. This facility is not planned to provide new collateral space, wet lab (chemistry or biology) space, radiological lab space, or high-bay research space.

Minimum program requirements of the facility include at least 60,000 Square Feet (SF) with:

40,000 SF of multi-use research space

4,000 SF of office space

3,500 SF of conference rooms

1,500 SF of break room and occupant gathering spaces

11,000 SF of building support areas

The facility will be built with modular space planning principles which allow for flexibility, adaptability and multi-purpose space utilization. This space configuration could be changed to meet the needs of the user. For example, a basic planning unit for an office configuration could be changed to a huddle room, small conference room or touch-down area for transient office use. Similar changes could also be made for laboratory space such as cutting the space in half, combining modules to create a larger laboratory area or adding office space or huddle areas within the laboratory space.

The building has an at grade dock and receiving area, a pad for a future, tenant provided air compressor, adequate parking, and is located on the REC Campus adjacent to other research facilities (ESL, EIL, UB Buildings.) The building will be finished with adequate HVAC, plumbing electrical, lighting, telecommunication, and fire protection.

The building should be designed according to the 2020 DOE Guiding Principles and High-Performance Sustainable Buildings (HPSB) recommendations. including being designed to exceed an Energy Star rating greater than 75, optimizing energy performance, protecting and conserving water, enhancing the indoor environment and reducing the environmental impact of materials.

This laboratory space will be an electronics dry space lab that will not require any hoods, lab sinks, or a backup generator.

The facility needs will be provided to prospective bidders and facility selection will be through the competitive acquisition process. INL will not be part of any design or construction.

SECTION C. Environmental Aspects or Potential Sources of Impact:

Air Emissions

Once the facility is leased, specific programs that occupy the building lab space may have air emissions that will be addressed in a program specific Environmental Compliance Permit (ECP). Air Permitting Applicability Determinations (APAD) may be required for those program operations. There will be no backup generator. Building heating appliances such as a natural gas furnaces or boilers will be installed by the owner prior to INL occupying the building.

Maintenance activities will include refrigerant work associated with the HVAC system.

Discharging to Surface-, Storm-, or Ground Water

The building owner will be responsible for registering any shallow injection wells (such as a subsurface storm water drainage system) that are part of the building construction process. The owner is also responsible for all construction permits and meeting City of Idaho Falls code requirements. Lab space will not include any wet chemistry labs or radiological work so program activities are not likely to have sewer discharges that would need a pre-treatment permit. Program activities that will occupy the lab space will have program specific ECP's. An SPCC plan would be required if facility or program oil storage is greater than 1320 gallons and stored in containers 55 gallons or greater.

Disturbing Cultural or Biological Resources

Building and grounds maintenance activities may encounter nesting birds on occasion.

Generating and Managing Waste

General non-hazardous waste will be generated at the facility on a daily basis. Laboratory programs may have the potential to generate hazardous and universal waste in the form of electronic waste such as circuit boards, solders, light bulbs, batteries, etc.

An evaluation of projected hazardous waste amounts should be conducted with WGS and ES&S personnel to establish if an EPA ID number will be required.

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Releasing Contaminants

General building maintenance chemicals such as cleaners, adhesives, fuels, paints, pesticides, fertilizers, oils, etc. may be used daily for building operation and grounds maintenance. Laboratories may use chemicals such as adhesives, solders, oils, weld rod, paints, isopropyl alcohol, etc. Spills could occur while using chemicals.

Using, Reusing, and Conserving Natural Resources

High-Performance Sustainable Building (HPSB) principle design will be a desired need of the leased building. This may include optimization of energy performance, protecting and conserving water and reducing the environmental impact of the building materials.

SECTION D. Determine Recommended Level of Environmental Review, Identify Reference(s), and State Justification: Identify the applicable categorical exclusion from 10 Code of Federal Regulation (CFR) 1021, Appendix B, give the appropriate justification, and the approval date.

For Categorical Exclusions (CXs), the proposed action must not: (1) threaten a violation of applicable statutory, regulatory, or permit requirements for environmental, safety, and health, or similar requirements of Department of Energy (DOE) or Executive Orders; (2) require siting and construction or major expansion of waste storage, disposal, recovery, or treatment or facilities; (3) disturb hazardous substances, pollutants, contaminants, or Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)-excluded petroleum and natural gas products that pre-exist in the environment such that there would be uncontrolled or unpermitted releases; (4) have the potential to cause significant impacts on environmentally sensitive resources (see 10 CFR 1021). In addition, no extraordinary circumstances related to the proposal exist that would affect the significance of the action. In addition, the action is not "connected" to other action actions (40 CFR 1508.25(a)(1) and is not related to other actions with individually insignificant but cumulatively significant impacts (40 CFR 1608.27(b)(7)).

References:

10 CFR 1021, Appendix B to subpart D, items B1.24 "Property transfers."

DOE/EA-1555 Environmental Assessment for the Proposed Consolidation and Expansion of Idaho National Laboratory Research and Development at a Science and Technology Campus

Justification:

Project activities are consistent with 10 CFR 1021, Appendix B, B1.24. Transfer, lease, disposition, or acquisition of interests in personal property (including, but not limited to, equipment and materials) or real property (including, but not limited to, permanent structures and land), provided that under reasonably foreseeable uses (1) there would be no potential for release of substances at a level, or in a form, that could pose a threat to public health or the environment and (2) the covered actions would not have the potential to cause a significant change in impacts from before the transfer, lease, disposition, or acquisition of interests.

Is the project funded by the American Recovery and Reinvestment Act of 2009 (Recovery Act) Yes No

Approved by Jason L. Anderson, DOE-ID NEPA Compliance Officer on: 08/08/2022