

# DOE-ID NEPA CX DETERMINATION

## Idaho National Laboratory

### SECTION A. Project Title: Lease of Machining and Fabrication Engineering Laboratory

### SECTION B. Project Description and Purpose:

The purpose of the proposed action is to provide a new leased Machining and Fabrication Engineering Laboratory (MFEL) that will include office space, conference rooms, locker rooms, janitor closets, high bay space, industrial workspace, receiving and storage areas, vehicle parking, telecommunications, and other support infrastructure for machining and fabrication, glass shop and calibration laboratory activities. Idaho National Laboratory (INL) operates three machining and fabrication laboratories used for machining, fabrication, engineering, and assembly to support research and development (R&D). One of these labs is in the North Holmes Laboratory (NHL), building IF-639 located at 1405 N. Yellowstone. This facility is 60 years old and has been leased by INL contractors since November 1989. Operations in IF-639 have reached capacity and are now limited by space, ceiling height and service utility constraints. INL needs new space to house these activities.

The NHL(IF-639), glass shop currently located in IF-627 and most of the CFA-698 Standards and Calibration Laboratory activities will also be moved to the new leased facility. All these activities/labs are within the same organization (J400, Advanced Manufacturing, Fabrication, and Calibration Services) and housing them in the same building would be beneficial.

Under the proposed action, INL will lease a gross building space of approximately 57,350 sq. ft. contiguous space for the Machining and Fabrication Engineering Laboratory, glass shop and Calibration Laboratory.

Lease proposals were received and evaluated in accordance with Statement of Work SOW-19423. Based on the evaluations of the proposals the preferred location is identified in Figure 1. and located on the north side of M.K. Simpson Blvd, northeast of the Energy Systems Laboratory (IF-685). The alternative location is identified in Figure 2. and is located between the railroad tracks along Science Center Drive and the south end of the INL Research Complex (IRC)and southeast of IF-627.

INL will have input during the design phase to ensure functional and operational requirements are met, however, the building owner will construct the facility independently and INL will not have input in the construction, oversight, or funding associated with construction of the facility.

The building owner will be responsible for structural repairs in or on the premises including building foundation, floors, interior and exterior walls, roof, windows, and stairs.

The building owner will be responsible for preventative maintenance, maintenance, replacement, or repair of premises utilities, grounds (including lawn sprinkler system, grass, tree and shrub care), parking area (including crack sealing, seal coating, resurfacing, striping), walkways, sidewalks, curbs, gutters, parking lot bumpers and building exterior painting.

The building owner will perform all necessary inspections, periodic testing, and maintenance of fire extinguishers, fire alarms, fire preventive equipment and systems and will be responsible for testing and maintenance of the potable water backflow preventers.

Janitorial services, snow removal, pest control on interior and exterior of the building, routine preventative maintenance on existing building mechanical, electrical, heating, ventilation, air conditioning and general building maintenance (e.g. floor repairs/replacements, drapes, blinds, interior painting, etc.) will be the responsibility of INL.

Primary access to the building will be from Iona Road to the North. The City of Idaho Falls has plans to establish the road as a city street with necessary improvements. The developer would likely bear the majority of the responsibility to do that. In addition, there is access to the building via the building that sits directly south and tied to MK Simpson Blvd.

Once the facility has been constructed, MFEL, Standards and Calibration Lab and glass shop equipment will be relocated to the new facility and personnel and operational activities would be moved accordingly.

Figure 1. Preferred Location

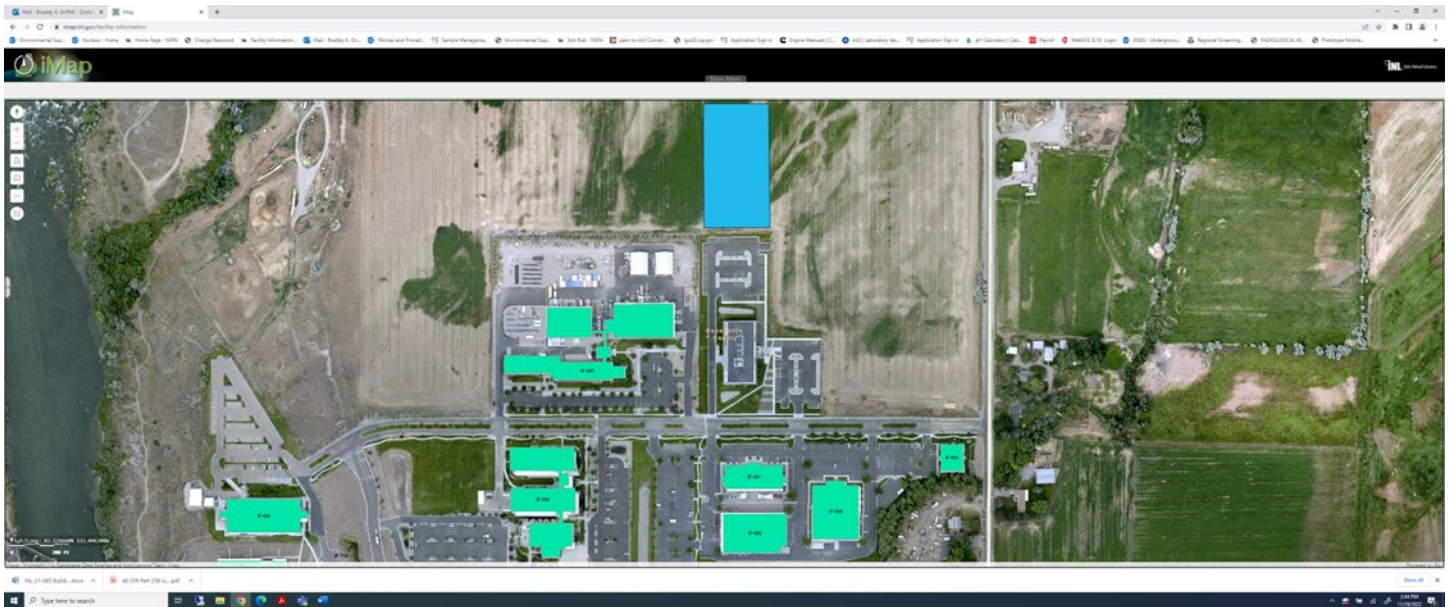
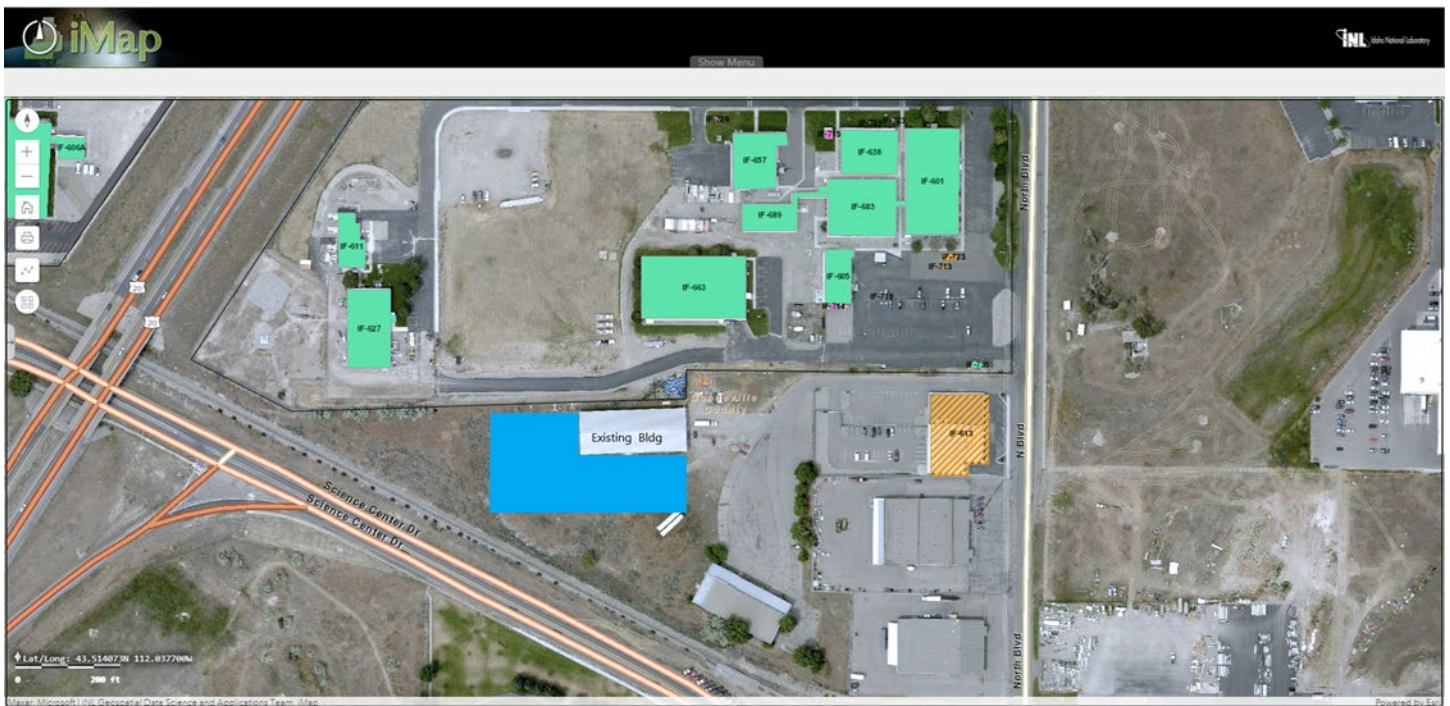


Figure 2. Alternative Location



**SECTION C. Environmental Aspects or Potential Sources of Impact:**

**Air Emissions**

Note: If this project or activity produces or causes air emissions, and it is not stated in this ECP how those emissions caused by this project or activity are exempt, then an APAD is required for documentation.

Operations in the new facility will be the same as those INL currently performs in NHL, the glass shop and the Standards and Calibration Lab. The proposed action will release emissions from standard machine shop and fabrication activities (e.g., welding, soldering, etc.) during operations. Any new emission source will be evaluated prior to emission source installation.

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### Discharging to Surface-, Storm-, or Ground Water

The leased building will likely be connected to the city of Idaho Falls sewer and drinking water systems. The building owner will be responsible for constructing, maintaining, and operating sewer, drinking water and storm water systems. INL will evaluate operating discharges to meet the City of Idaho Falls sewer code requirements. Equipment and processes that store oil will need to be evaluated for SPCC applicability.

### Disturbing Cultural or Biological Resources

N/A

### Generating and Managing Waste

The proposed action will generate the same types of waste as those currently being generated at the NHL, the glass shop and the Standards and Calibration Lab including industrial, janitorial, universal, and hazardous waste. Hazardous waste quantities are expected to remain in the Very Small Quantity Generator amounts. WGS will be involved with characterization and disposal of waste.

### Releasing Contaminants

The proposed action includes storing and using typical machine shop chemicals, and spills from these chemicals are possible. There may be suspect PCBs (cutting oils, hydraulic oils, paints, etc.) associated with equipment and buildings that are older than 1982.

### Using, Reusing, and Conserving Natural Resources

Laboratory operations will routinely generate scrap metal for recycle.

**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, B1.24 Property Transfers.

### Justification:

Project activities are consistent with 10 CFR 1021, Appendix B to Subpart D, 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: 01/05/2023