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TENANT USE AGREEMENT BETWEEN FACILITY MANAGEMENT, RESEARCH AND EDUCATION CAMPUS (REC) AND THE DEPARTMENT OF ENERGY-ID (DOE-ID) RADIOLOGICAL AND ENVIRONMENTAL SCIENCES LABORATORY (RESL) AT THE INL RESEARCH COMPLEX (IRC) IF-683 AND IF-601 FACILITIES

Idaho National Laboratory

The INL is a U.S. Department of Energy National Laboratory operated by Battelle Energy Alliance.

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SIGNATURES AND APPROVALS

The INL REC Facility Services Division Director (FSDD) and the respective programs have negotiated this agreement in good faith regarding the INL Research Complex (IRC) IF-601 and IRC IF-683 to clarify responsibilities and authorities for the Tenants. All parties agree to abide by the requirements of this agreement. Signature of the respective Tenant is the acceptance of this TUA. Signature of the REC FSDD ensures agreement to perform the facility manager responsibilities outlined in this TUA and is the approval for this TUA. Signature of this document does not establish payment obligation by either party.

Anita Raj. U Bhatt — 6/29/2011

Anita R. Bhatt, DOE-ID, Laboratory Director — Date

Radiological and Environmental Sciences Laboratory

W F Hamel — 6/29/2011

William F. Hamel, DOE-ID, Assistant Manager — Date

Infrastructure Support

Steve Lindberg — 6/29/11

Steve Lindberg, Facility Services Division Director — Date

Research and Education Campus

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1. INTRODUCTION

The Radiological and Environmental Sciences Laboratory (RESL) is a Government-Owned and Government-Operated (GO/GO) facility located at the Idaho National Laboratory (INL) Research Complex (IRC). RESL is a Division of the Department of Energy's Office of Nuclear Energy (NE) Idaho Operations Office (DOE-ID).The RESL Director Reports directly to DOE-ID. As a key DOE Reference Laboratory, RESL programmatic operations directly support the DOE's missions. RESL's key mission capabilities are associated with analytical chemistry and radiation measurements and calibrations.

2. PURPOSE

This Tenant Use Agreement (TUA) establishes the basic interface, understanding, boundaries of responsibility and accountabilities between the INL Maintenance and Operations (M&O) Contractor, Battelle Energy Alliance (BEA) Facility Management (FM) Division, and the Department of Energy (DOE-ID) RESL at the Research and Education Campus (REC). It identifies the basic required documentation between DOE-ID and FM, relating to interfaces and necessary maintenance and operational support services for the area occupied by the RESL program at IRC IF-601 and IRC IF-683.

3. SCOPE

This TUA defines the processes invoked at the REC IRC IF-601 (the portions occupied by RESL) and IF-683 facilities that designate occupant use for these facilities. These include the physical attributes that support the defined work scope and mission, the operational boundaries that govern building/space usage, the definition of responsibilities for the delivery of core facility services, and pertinent matters associated with administration of this TUA.

4. ROLES AND RESPONSIBILITIES

This section summarizes the roles and responsibilities between the REC Facility Services Division Director (FSDD) and the Tenant line management organization at IF-601 and IF-683. This agreement implements the requirements of Contract No. DE-AC07-051D14517 between DOE-ID and BEA LLC for Maintenance and Operations of the INL properties, INL procedure LWP-9901, "Tenant Use Agreements" and PDD-21000, "Facilities and Services Management System" to ensure work activities and associated hazards, and facility physical capabilities and operational safety limits and controls will not be compromised.

All FM activities at RESL will be coordinated with RESL management and comply with DOE policy, plans, and procedures requirements. Specifically, unless incorporated by reference, into RESL work control documents, FM policies, procedures and directives do not apply directly to RESL operational activities managed by the RESL Director. The applicability of procedures as well as specific training requirements and other special conditions will be identified in this or other referenced agreements. All issues and concerns directly related to RESL processes and activities will be addressed in accordance with DOE-ID and RESL procedures or other applicable DOE requirements documents.

Functional Area	REC Facility Services Division Director	DOE Tenant Mgr
Operating Envelope	Facility Services Division Director (FSDD) will establish and maintain the operating envelope base, including safety analysis documents, permits, allocations, and other limiting documents for the facility.	The RESL Director will develop and maintain the programmatic operational requirement documents such as Permits, Integrated Safety Management System, and Radiation Protection Program for RESL operations.
Safety Document Ownership	FSDD will establish and maintain overarching facility safety documentation to demonstrate compliance with OSHA, International Building Code (IBC), and NFPA standards for RESL utilities, ventilation, and the chemical storage room	Tenant will establish and maintain implementation safety documents for the program activities as required, ensuring there are no conflicts with overarching facility safety documentation. Tenant will ensure equipment and chemicals use in the facility meet OSHA, IBC, and NFPA standards.

Functional Area	REC Facility Services Division Director	DOE Tenant Mgr
Radiological Materials Control (RadCon)	FSDD will NOT maintain overall radiological inventories for the RESL occupied areas. Specific details are outlined in Appendix A of this agreement.	Tenant will be responsible for maintaining RAD inventories within the facility RAD limits and verifying inventory limits before receipt of additional radioactive materials. In accordance with DOE-EA-1555. Tenant is responsible for designating a custodian for any Materials Balance Area(s) (MBA). Specific details are outlined in Appendix A of this agreement.
Radiological Waste	RESL Rad waste will be comingled with IRCs waste and included in the INL Nevada National Security Site (NNSS) certification FSDD will provide INL-WGS to manage and dispose of low-level radioactive waste (LLW) generated in IF-683.	RESL Rad waste will be comingled with IRCs waste and included in the INL Nevada National Security Site (NNSS) certification Will provide INL-WGS with radiological characterization for the LLW generated in IF-683. RESL will provide an RMA for the accumulation of LLW within IF-683.
Radiological Protection Program (RPP)	FSDD will implement the INL RPP for work performed by INL and INL subcontracted staff in IF-683 facility, to include surveys, RWPs, dosimetry, and RCTs. FSDD will provide RPP staff support, trained to the INL RPP, for RESL operational activities in the facility at the request and funding of RESL operations.	RESL will establish and maintain a RPP for the operational activities performed by DOE in the IF-683 labs. RESL has the option to contract INL to RPP staff under the INL program or contract an independent source for this activity.

Functional Area	REC Facility Services Division Director	DOE Tenant Mgr
Environmental Discharges	FSDD will maintain sewer, water, ventilations and HVAC systems in proper working order. FSDD will maintain premise protection cross-connection (i.e. backflow prevention) control for IF-683. FSDD will provide Tenant with routine cross-connection control inspections and recommendations of the Tenant's connections at DOE's request.	Tenant will be responsible for controlling wastewater discharges and air emissions from RESL in compliance with Federal, State, and local limits and for reporting any non-compliance to DOE. In accordance with DOE-EA-1555. Tenant is responsible for cross-connection control when connecting to the potable water system provided in RESL. Tenant is responsible for local, point-of-use cross-connections control when connecting to the potable water system within IF-683 and IF-601 south end
Hazardous Waste Management	FSDD will monitor IRC and RESL hazardous waste generation rates and inventory in storage to ensure compliance with RCRA Small Quantity Generator (SQG) limits for the entire IRC. FSDD will notify RESL if the combined RESL-IRC generation rates are projected to exceed SQG limits.	RESL will be responsible for the management, characterization, tracking and reporting of Tenant hazardous waste generated and storage volumes in IF-683 labs. INL-WGS will perform these functions and report to the FSDD monthly, for RESL operations, to support the combined RESL-IRC compliance with SQG limits. INL-WGS will also inspect and manage the SAA (s) in IF-683 labs for RESL operations. Tenant will adjust hazardous waste generation activities in cooperation with the IRC generation as necessary to ensure compliance with SQG limits.

Functional Area	REC Facility Services Division Director	DOE Tenant Mgr
Chemical Inventory & Operations	FSDD will maintain, control, and monitor overall inventories for the RESL facility. FSDD will provide a chemical coordinator to interface with the tenant to address chemical inventory issues (order, receive, track) and to monitor and routinely report on chemical inventory.	Tenant will be responsible for controlling their chemical inventory to established control limits and provide information and funding to the FSDD designated facility chemical coordinator. INL-WGS will report this data to the FSDD monthly, for RESL operations, Tenant will coordinate with chemical coordinator for ordering chemicals to ensure facility limits will not be exceeded.

5. GENERAL INFORMATION

Tenant/Facility Name(s)	Radiological and Environmental Sciences Laboratory (RESL)
Inclusive Dates of Agreement	2011 – until vacated
DOE-ID RESL Laboratory Operations Director	Anita R Bhatt
DOE-ID RESL Laboratory Operations Lab Space Coordinator	L. Wylie Browning
BEA Research and Education Campus Facility Services Division Director	Steve Lindberg
BEA Research and Education Campus Building Supervisor	Doug Hilde

6. OPERATING ENVELOPE

This TUA bounds the Tenant to utilize the facility as designed. All RESL work activities will be controlled by DOE-ID laboratory processes & procedures. All INL facility work activities will be controlled by FM management processes & procedures.

The facility operating envelope and the associated action levels are defined in Appendix A. Action levels are based either on allowable inventory or level of acceptable risk. If or when action levels are achieved, Tenants must evaluate whether additional controls are needed to operate at the higher levels. A change in any action level will require a formal change to this TUA in accordance with LWP-9901.

7. REVISIONS

This agreement becomes effective upon signing by all parties. Modifications will be mutually agreed upon.

8. GENERAL DESCRIPTION

Table 1. General description of the facility design, uses, capabilities, and associated documents.

Facility Area, Building Number	REC IF-601, partial occupant (54%), office space REC IF-683, Laboratories
Facility Hazard Classification	The RESL laboratories are classified as LTHC3 facilities.
FIMS Design Use	Laboratories (Radiological, Chemical)
General Description	IF-601 Office space IF-683 Laboratory space
Final Disposition Date	2011 until vacated.
Fire Suppression System	As described in respective facility technical basis in Appendix C.
Facility Support Utilities/Systems	Information is available at http://fandmprod.inl.gov
Special Environmental Controls & Permits	RESL Lab Air Permit Applicability Determination (APAD) # INL-09-0914 or #DOE-EA-1555 RESL Lab Storm Water Pollution Prevention Plan (SWPPP) with Notice of Intent (NOI) RESL Lab NESHAP Rad Materials Inventory (LTHC3) (683 Inventory is stand alone for Rad inventory tracking purposes. Not to be included in IRC as a whole) NESHAPs annual report for IRC. RESL will provide list of each radionuclide and its emission quantity (in curies) emitted to air (RESL is part of the IRC and as such has to be

	included in the annual NESHAP report)
Primary documents associated with the operation of these facilities.	Fire Safety Assessment DOE/EA-1555-Environmental Assessment for the Proposed Consolidation and Expansion of Idaho National Laboratory Research and Development - Research & Education Campus Environmental Checklist - INL-09-073, "RESL Relocation Project" Air Permitting Applicability Determination – INL-09-014, "DOE-ID Radiological & Environmental science Laboratory" Contract No. DE-AC07-051D14517 between DOE-ID and BEA LLC for Maintenance and Operations of the INL properties PLN-114 The INL Emergency Plan/RCRA Contingency Plan

9. APPENDIXES

Appendix A, Facility Classification Limits

Appendix B, Functional Responsibilities

Appendix C, Technical Basis

Appendix D, Facility Equipment Responsibilities

Appendix E, Special Conditions

Appendix F, Acronym List

Appendix A

Facility Classification Limits

Facility Classification Limits for REC IF-601 Offices and IF-683 Laboratories for DOE-ID RESL Program

1.0 SPECIAL ENVIRONMENTAL LIMITATIONS

FSDD is responsible to handle process and/or store hazardous waste in the appropriate Temporary Accumulation Area (TAA).

Tenant is responsible to handle process and/or store hazardous waste in the appropriate Satellite Accumulation Area (SAA) in the IF-683 labs in accordance with Federal and State hazardous waste regulations. The IRC (including RESL) is currently classified as a RCRA Small Quantity Generator (SQG) with reduced regulations. RESL will be responsible for the tracking and reporting of Tenant hazardous waste generated and storage volumes in IF-683 labs. INL-WGS will report this data to the FSDD monthly to support the combined RESL-IRC compliance with SQG limits. Waste Generator Services (WGS) personnel will operated to INL Manual 17, "INL Waste Management" and track the Tenant's hazardous waste generation rates and the volume of waste in storage. WGS will report this information to the FSDD monthly to ensure compliance with SQG limits.

2.0 SPECIFIC RADIOLOGICAL LIMITATIONS

2.1 Tenant RAD Inventory Control & Coordinator. The Tenant will designate a custodian to maintain control of Tenant radiological material at, or below, the inventory levels designated by the RESL APAD (# INL-09-0914) and LTHC3 facilities.

RESL will be part of the annual NESHAP report for the IRC. The Tenant must track radiological emissions to demonstrate compliance with the limits specified in the APAD. The Tenant must report emissions to the INL for rollup in the annual IRC NESHAP report for the IRC to demonstrate radiological compliance. RESL will provide the annual emissions in curies for each radionuclide emitted to the air during the year.

2.2 Tenant ensures that the total radiological inventory for the area does not exceed the Sum of the Ratio (SOR) value of less than one for a Less than Hazard Category 3 (LTHC3) Radiological Facility, as published in DOE STD 1027. Controls material inventories shall be maintained in accordance with DOE M 470.4-6 Chg. 1, Nuclear Material Control and Accountability requirements for

receipt, storage, use, and transfer of special nuclear materials. Tenant will establish a Radioactive Material Area (RMA) within IF-683 for the accumulation of low-level radioactive waste (LLW) prior to off-site disposal by INL-WGS. LLW in the RMA shall be characterized, labeled, and inventoried by Tenant in accordance with INL Manual 17 procedures.

2.3 Tenant shall maintain less than 15 grams of fissile material or establish and maintain Criticality Control Areas (CCAs) or Mass Balance Area (MBAs) in accordance with DOE requirements.

3.0 SPECIFIC CHEMICAL LIMITATIONS

3.1 Chemical Inventory Tracking & Management

Control of chemicals to the limits listed below is the responsibility of the Tenant with the support of the designated chemical coordinator, which will provide inventory quantity management for the Tenant and FSDD. The chemical coordinator will provide ordering, tracking and inventory support to the Tenant to ensure facility limits will not be exceeded.

The INL identified the National Fire Prevention Association (NFPA) and International Building Code (IBC) levels used as action levels and are per fire zone for this government owned facility.

Occupancy: B – office, F1 – factory, per IBC 302.1

Construction Type: II-B per IBC 601 & 683

The facility limits per control area according to the IBC and International Fire Code are:
SPRINKLER PROTECTED IBC TABLE 307.7 (1) & (2)

TYPE	MATERIAL	MAXIMUM QUANTITY	MAXIMUM QUANTITY WHEN STORED IN APPROVED STORAGE CABINETS, GAS CABINETS, EXHAUSTED ENCLOSURES OR SAFETY CANS
CL2	COMBUSTIBLE LIQUIDS (CLASS II)	240 gal	480 gal
CL3A	COMBUSTIBLE LIQUIDS (CLASS IIIA)	660 gal	1,320 gal
CL3B	COMBUSTIBLE LIQUIDS (CLASS IIB)	NL	NL
F1A	FLAMMABLE LIQUIDS (CLASS IA)	60 gal	120 gal
F1B/C	FLAMMABLE LIQUIDS (CLASS IB AND 1C)	240 gal	480 gal
F1A, B, C	FLAMMABLE LIQUIDS (CLASS IA, IB, AND 1C)	240 gal	480 gal
FLG	FLAMMABLE GAS(Gaseous)	2,000 cf	4,000 cf
FLG	FLAMMABLE GAS (Liquefied)	60 gal	120 gal
OXG	OXIDIZERS GAS (Gaseous)	3,000 cf	6,000 cf
OXG	OXIDIZERS GAS (Liquefied)	30 gal	60 gal
CRY	CRYOGENIC FLAMMABLE	90 gal	90 gal
CRY	CRYOGENIC OXIDIZERS	90 gal	90 gal
	EXPLOSIVES SOLID Division 1.1	1 lb	2 lb
	EXPLOSIVES SOLID Division 1.2	1 lb	2 lb
	EXPLOSIVES SOLID Division 1.3	5 lb	10 lb
	EXPLOSIVES SOLID Division 1.4	50 lb	100 lb
	EXPLOSIVES SOLID Division 1.4G	250 lb	500 lb
	EXPLOSIVES SOLID Division 1.5	1 lb	2 lb
	EXPLOSIVES SOLID Division 1.6	1 lb	2 lb
	EXPLOSIVES LIQUID Division 1.1	(1) lb	(2) lb
	EXPLOSIVES LIQUID Division 1.2	(1) lb	(2) lb
	EXPLOSIVES LIQUID Division 1.3	(5) lb	(10) lb
	EXPLOSIVES LIQUID Division 1.4	(50) lb	(100) lb
	EXPLOSIVES LIQUID Division 1.4G	NA	NA
	EXPLOSIVES LIQUID Division 1.5	(1) lb	(2) lb
	EXPLOSIVES LIQUID Division 1.6	NA	NA
FLS	FLAMMABLE SOLIDS	250 Lb	500 Lb
	ORGANIC PEROXIDES UNCLASSIFIED SOLID	1 lb	2 lb
	ORGANIC PEROXIDES UNCLASSIFIED	(1) lb	(2) lb

	LIQUID		
OP1	ORGANIC PEROXIDES SOLID (CLASS I)	10 lb	20 lb
OP1	ORGANIC PEROXIDES LIQUID (CLASS I)	(10) lb	(20) lb
OP2	ORGANIC PEROXIDES SOLID (CLASS II)	100 lb	200 lb
OP2	ORGANIC PEROXIDES LIQUID (CLASS II)	(100) lb	(200) lb
OP3	ORGANIC PEROXIDES SOLID (CLASS III)	250 lb	500 lb
OP3	ORGANIC PEROXIDES LIQUID (CLASS III)	(250) lb	(500) lb
OP4	ORGANIC PEROXIDES SOLID (CLASS IV)	NL	NL
OP4	ORGANIC PEROXIDES LIQUID (CLASS IV)	NL	NL
OP5	ORGANIC PEROXIDES SOLID (CLASS V)	NL	NL
OP5	ORGANIC PEROXIDES LIQUID (CLASS V)	NL	NL
OX4	OXIDIZERS SOLID (CLASS 4)	1 lb	2 lb
OX4	OXIDIZERS LIQUID (CLASS 4)	(1) lb	(2) lb
OX3	OXIDIZERS SOLID (CLASS 3) [K]	20 lb	40 lb
OX3	OXIDIZERS LIQUID (CLASS 3)	(20) lb	(40) lb
OX2	OXIDIZERS SOLID (CLASS 2)	500 lb	1,000 lb
OX2	OXIDIZERS LIQUID (CLASS 2)	(500) lb	(1,000) lb
OX1	OXIDIZERS SOLID (CLASS 1)	4,000 lb	8,000 lb
OX1	OXIDIZERS LIQUID (CLASS 1)	(4,000) lb	(8,000) lb
OXG	OXIDIZERS GAS (LIQUEFIED)	30 gal	60 gal
PYROPH	PYROPHORIC SOLID	4 lb	8 lb
PYROPH	PYROPHORIC LIQUID	(4) lb	(8) lb
PYROPH	PYROPHORIC GAS	50 cf	100 cf
UR4	UNSTABLE (REACTIVE) SOLID (CLASS 4)	1 lb	2 lb
UR4	UNSTABLE (REACTIVE LIQUID (CLASS 4)	(1) lb	(2) lb
UR4	UNSTABLE (REACTIVE GAS (CLASS 4)	10 cf	20 cf
UR3	UNSTABLE (REACTIVE) SOLID (CLASS 3)	10 lb	20 lb
UR3	UNSTABLE (REACTIVE LIQUID (CLASS 3)	(10) lb	(20) lb
UR3	UNSTABLE (REACTIVE GAS (CLASS 3)	50 cf	100 cf
UR2	UNSTABLE (REACTIVE) SOLID (CLASS 2)	100 lb	200 lb
UR2	UNSTABLE (REACTIVE LIQUID (CLASS 2)	(100) lb	(200) lb
UR2	UNSTABLE (REACTIVE GAS (CLASS 2)	500 cf	1000 cf
UR1	UNSTABLE (REACTIVE) SOLID (CLASS 1)	NL	NL
UR1	UNSTABLE (REACTIVE LIQUID (CLASS 1)	NL	NL
UR1	UNSTABLE (REACTIVE GAS (CLASS 1)	NL	NL
WR3	WATER REACTIVE SOLID (CLASS 3)	10 lb	20 lb
WR3	WATER REACTIVE LIQUID (CLASS 3)	(10) lb	(20) lb
WR2	WATER REACTIVE SOLID (CLASS 2)	100 lb	200 lb
WR2	WATER REACTIVE LIQUID (CLASS 2)	(100) lb	(200) lb
WR1	WATER REACTIVE SOLID (CLASS 1)	NL	NL
WR1	WATER REACTIVE LIQUID (CLASS 1)	NL	NL

COR	CORROSIVES SOLID	10,000 lb	20,000 lb
COR	CORROSIVES LIQUID	1,000 gal	2,000 gal
CORG	CORROSIVES GAS	1,620 cf	3,240 cf
HTX	HIGHLY TOXICS - SOLID	20 lb	40 lb
HTX	HIGHLY TOXICS - LIQUID	(20) lb	(40) lb
HTX	HIGHLY TOXIC GAS	NP	20 cf
TOX	TOXICS - SOLID	1,000 lb	2,000 lb
TOX	TOXICS - LIQUID	(1,000) lb	(2,000) lb
TOXG	TOXICS - GAS	1,620 cf	3,240 cf

For SI: 1 cubic foot = 0.023 m^3, 1 pound = 0.454 kg, 1 gallon = 3.785 L.
NA = Not applicable
NL = Not limited
NP = Not permitted
UD = Unclassified detonable
( ) = Liquids in pounds

Appendix B

Functional Responsibilities

Functional Responsibilities for REC IF-601 Offices and IF-683 Laboratories for DOE-ID RESL Program

Facility Management and Tenant/Program Functional Responsibilities

Functional Area	REC Facility Services Division Director	Tenant
Work Management	FSDD will develop, maintain, and approve work management documents for work performed by facility personnel. FSDD will provide a contact to submit, review and approve work requests to support facility and Tenant activities. FSDD will provide RESL director or designee a schedule of facility work packages for review FSDD will provide personnel trained on the facility hazards and Chemical Hygiene Plans for IF-683 as required by INL and Tenant procedures.	Tenant will use appropriate FSDD work control processes for activities affecting facility configuration or systems. Tenant will use appropriate RESL work control processes for RESL operational activities. Tenant will ensure that appropriate RESL work management processes are applied to vendors and subcontractors hired to work on tenant equipment. Tenant will review scheduled work to ensure that RESL programmatic requirements are adequately addressed and that building specific hazards have been identified and mitigated. RESL will provide facility specific and Chemical Hygiene Plan and training as necessary to INL personnel performing maintenance, waste management, ES&H support, RadCon, and chemical management services in IF-683.

Functional Area	REC Facility Services Division Director	Tenant
Facility Modifications	All facility related modifications are the responsibility of the FSDD and will require FSDD approval. Tenant requested modifications to the facility will require FSDD approval and be at the tenant's expense. At the tenant's request, FSDD will install, maintain, and calibrate program-specific equipment (e.g., gas monitoring systems, liquid nitrogen and other gas distribution systems, and laser interlocks). Landlord and tenant will agree on funding prior to installation.	The Tenant is responsible for work performed on Tenant equipment including maintenance and calibrations. The Tenant authority/responsibility starts after the first receptacle connection within the facility, such as wall outlets, light switches, connections for gas, air, water, sewage and telephone lines. Note: The tenant is not authorized to reset or modify electrical circuits without prior approval from the FSDD. Tenant will identify, request and fund installation and/or modification of program-specific equipment, and facility equipment and systems that support program needs. Tenant requested modifications to the facility will require FSDD approval and be at the Tenant's expense.
Industrial Wastewater Agreements	n/a	Discharge only allowable materials in accordance with City of Idaho Falls and RESL wastewater agreement.

Functional Area	REC Facility Services Division Director	Tenant
Environment, Safety, Health, and Quality (ESH&Q) Support	Interface with ESH&Q staff to ensure the level of safety and environmental compliance is appropriate and maintained for the facility, including consistent codes, standards, and OSHA interpretations. FSDD will provide ESH&Q staff support to RESL program upon request and funding from the tenant.	Tenant provides own ESH&Q support and ensure the level of safety and environmental compliance is appropriate for the Tenant activities, including consistent codes, standards, and OSHA interpretations and facility safety envelope is not compromised.
Emergency Management (EM)	Provide EM support with Tenant individuals trained as emergency points of contacts (EPOCs). Interface with EM for drills/exercises and area warden identification. Minimize impact of drills to Tenants.	Provide area wardens, area warden coordinators, and EPOC trained to INL PLN-114 as requested. Provide information on Tenant activities to IRC Emergency Management Planner for training/planning purposes and to the ERO personnel during emergencies and drills, as requested.
Outages	Coordinate and inform the Tenant of planned outages according to company outage procedure. Ensure conditions associated with the outage will not adversely impact Tenant activities.	Plan for effects of outage on Tenant activities and implement controls, work stoppage, or other actions. Request outages for Tenant activities, when needed.

Functional Area	REC Facility Services Division Director	Tenant
Routine inspection of Safety Equipment	Schedule and conduct inspections of facility equipment including fire extinguisher, safety showers, eyewashes, fume hoods and other local ventilation, fire door, etc. according to periodic requirement with the Laboratory Space Coordinator (LSC) or designee. Provide inspection support for program controlled equipment at the request and funding of the RESL director.	Facilitate access to controlled lab areas for requested inspections. Inspect RESL program safety equipment, or request and fund FSDD personnel to perform inspections according to safety requirements.
Program-requested maintenance and repair	Act as a steward for tenants' requests and services for all issues. Provide a periodic summary of request status with assigned priorities to tenant.	Provide requests for repairs, improvements, or other services as necessary to the FSDD. LSC assists in resolving conflicts and work needs. Review periodic updates of status and inform FPM when a backlog or delay will impact tenant activities.
Plan of the Day/Plan of the Week (POD/POW)	Inform Tenant of requirements to support POD/POW and include Tenant activities on POD/POW, if requested.	Provide POD/POW information to FSDD personnel, as needed or as required. Notification to the REC scheduler needs to be made whenever the Tenant/program brings a vendor into the building to perform maintenance, repairs or installations, affecting the facility. Attend POD/POW meetings when appropriate and required for Tenant activities.

Functional Area	REC Facility Services Division Director	Tenant
Janitorial Service	FSDD has overall responsibility for providing service for the IF-601 building until the janitorial contract in effect at the time of signing this TUA expires. . FSDD will provide janitorial service to the IF-601 and IF-683 labs upon request and funding from the tenant.	RESL has responsibility for providing janitorial services for the IF-601 office (after expiration of present contract – anticipated February 2012) and IF-683 labs. FSDD will provide this service for IF-601 and IF-683 if requested and funded.
Facility Maintenance	FPM ensures that maintenance practices are effective in maintaining safe and reliable facility operation. Ensure that maintenance of facility systems, components, and equipment is performed. Schedule pending maintenance activities with affected LSCs or line managers that may impact ongoing tenant operations and accommodate tenant schedule, if possible. If facility activities result in damages or negative impact on tenant systems, equipment, components, fixtures, or structures, arrange for repair or restoration to original or improved condition.	Maintenance of programmatic equipment will be the financial responsibility of RESL. FSDD can provide resources to perform maintenance and repairs at the Tenants request and funding for services on facility and/or program related equipment. FSDD approval is required for all facility related work performed. Review periodic updates of status and inform FPM when a backlog or delay will impact Tenant activities. If Tenant activities result in damages or negative impact on facility systems, equipment, components, fixtures, or structures, provide a funded work request to the FPM for repairs or restoration to original or improved condition.

Functional Area	REC Facility Services Division Director	Tenant
Facility Preventive Maintenance (PM) Routines	Ensure that routine PM maintenance of facility systems, components, and equipment is scheduled and performed as required including fire extinguisher, safety showers, eyewashes, fume hoods and other local ventilation, fire door, etc.	FSDD will provide resources to perform PM maintenance on Tenant-owned equipment per vendor and/or FCE recommendations at the Tenant's request and funding.
LockOut/TagOut (LOTO), Out of Service (OOS), and Temporary Service tags (TS)	Maintain logs for the facility. Perform LOTO/OOS/TS activities according to Tenant request, including maintenance of log entries.	Manage LOTO/OOS/TS program for Tenant equipment or request LOTO/OOS/TS services from the FSDD.
Building Grounds	FSDD has overall responsibility for building grounds upkeep and maintenance. Responsibilities may include such activities as, snow removal, insect and rodent control, or other services to meet specific needs of the facility and Tenant.	Report any deficiencies to FSDD personnel that impact the Tenant activities or personnel. Provide escort for services, insect and rodent control, or other services as needed.

Functional Area	REC Facility Services Division Director	Tenant
Security	Responsible for the interface with Safeguards and Security to ensure the level of property protection and access control is appropriate for the facility security plan. Ensure facility features and modifications are compliant with protection of Sensitive, Classified, and/or Special Nuclear Material interests. In conjunction with Security, determine issuance of facility security keys and authorize access to non-Tenant areas.	Comply with the PLN-1466, *INL General Physical Plan*, and LWP-11301, *INL Access Controls* and control access to laboratories or other Tenant space. Interface with the Physical Security Systems (PSS) Department to ensure the level of property protection and access controls is appropriate for the facility, to include security keys. Ensure Tenant personnel have appropriate clearances and are badged in accordance with INL access control requirements. Working with the PSS Department, each Tenant shall determine and put in place, as necessary, unique security requirements for their program and create and maintain a program Physical Security Plan, if necessary.
Operational Security	FSDD is responsible for protection of sensitive facility information and will interface with security as needed.	Tenant is responsible for protection of sensitive Tenant information and will interface with security, as needed.

Functional Area	REC Facility Services Division Director	Tenant
Excess	FSDD is responsible to coordinate the disposal of excess equipment and materials owned by FSDD. The FSDD will interface with Property Management personnel to pick up and remove excess equipment for Tenants, if requested. The FSDD is responsible for maintaining safe working conditions within common-use facilities at INL and will dispose of abandoned equipment and materials, as necessary, to prevent blocking of egress or buildup of materials that create fire or other safety hazards.	Tenants are responsible for disposing of excess Tenant owned equipment and materials. The FSDD will interface with Property Management on the Tenant's behalf to support disposal of excess. Provide request and funding for the removal of excess equipment as needed. Before pickup, arrange for equipment to be uninstalled and materials to be properly packaged for disposal.
Regulated Waste Disposal	Responsible for standard industrial waste disposal. Responsible for establishing contracts for recycling, hazardous waste treatment and disposal, and radioactive waste disposal which the Tenant may utilize if characterization, segregation, and packaging meet INL procedural requirements.	Arrange for permitting and removal of regulated or hazardous waste and radioactive waste and provide information and funding, as needed, to complete disposition.

Functional Area	REC Facility Services Division Director	Tenant
Event and Issue Reporting	FSDD will assist RESL as requested in making Initial Notification Reports (INR) generation and ORPS categorization following any event in the RESL. Provide qualified personnel to assist RESL in Occurrence Reporting and Processing System (ORPS) reporting . Arrange for trained personnel to address Tenant ORPS issues on request and receipt of funding from Tenant.	Tenant is responsible for ORPS initial notifications and ORPS reports. Note: PAAA does not apply to RESL, GO/GO elements of DOE.
Assessments/Self-Assessments	FSDD is responsible to schedule and conduct assessments of facility equipment and operating processes. At the Tenants request and expense provide support for Tenant related assessments.	Interface with FSDD personnel for facility-related assessments and other reviews, as required.
Space Planning	Facilities & Site Services (F&SS) is responsible for overall management of space at INL. The FSDD will interface with F&SS Office of Campus Development (OCD) organization to optimize use of available space and support Tenant(s) in identifying and obtaining space, as needed.	Use allocated space efficiently and informs the space utilization organization when any space is no longer needed, additional space is needed, or changes in space allocation are required. Provide requests to the FSDD for changes to occupied space, support equipment or services.

Appendix C

Technical Basis

Facility Technical Basis for REC IF-601 Offices Laboratories for DOE-ID RESL Program

1.0 Physical Description and Operating Design Limits of the Building.

IF-601 is primarily a single story office complex with a small support electronic laboratory. (A Prefabricated/modular structure).

1.1 Power Supply and Capacity

Supplied from a government owned 300 kVa transformers, IF-601 12.5Kv-480/277V transformer is fed by a 12.5 KV line. Power (480/277V) is provided to two 400 amp panels (M-1 and M-3) and one 120 amp panel (M-2). Power (225 Kva of 120/208V) is provided from two transformers fed from panel M-1 to panels A, B, and C.

1.2 Emergency Power

N/A

1.3 HVAC Capacity and Controls

The building has (6) air handling unit (AHU) with 7.5 ton air conditioners cooling capacity for each AHU. There are 25kW electric resistance heaters in each AHU. There a 4 air handlers in the RESL portion of the building and 2 in the BEA portion of the building.

All air handlers in the building utilize a Carrier direct digital control system that is part of an IRC/REC control system. IRC FPM controls time schedules and set point through this system and REC has on staff a full time Controls Specialist which supports this direct digital control system.

1.4 Compressed Air

N/A

1.5 Steam and Condensate

N/A

1.6 Potable Water

Four-inch diameter connects to the IRC Potable water system via IF-703.

1.7 RO/DI Water

N/A

1.8 Manifold Gas Supply and Capacity

N/A

1.9 Vacuum System

N/A

1.10 Fire Protection

Wet Pipe (1) – 20,000 sq ft, overhead sprinklers entire building with a six-inch diameter dual systems. The primary system is connected directly to the city water that goes through an underground electric fire pump station (IF-703) north and west of IF-601. A backup system is connected to building IF-635 and the stored water tank there.

1.11 Effluent Management and Controls Systems

N/A

1.12 Air and Liquid Sampling and Monitoring

N/A

1.13 Floor Load

250 PSF

1.14 Cranes/Hoists/Lifts

N/A

1.15 Rollup Doors and Pits

N/A

1.16 Hood

N/A

1.17 Eye Wash and Emergency Shower

N/A

1.18 Fire Zone Defined

The building is outfitted with fire extinguishers, pull alarms and a fire alarm system. The fire alarm alarms concurrently in the building and at CF.

1.19 Chemical Limits

Refer to Appendix A. Contact the Facility Fire Protection Engineer and the Chemical Custodian for detailed chemical limits.

1.20 Communication & Security Systems

This building has a standard public announcement and paging system. There are currently 3 key card exterior doors that can be used to access the building. BEA personal have access to the northwest door and the east door. DOE employees have access to all three doors. There is an interior keycard door that separates the north portion (BEA) and south portion (DOE) of the building. DOE will have access to the north portion of the building.

1.21 Other

Restrooms are in the north portion of the building (BEA area). Restrooms will be utilized by all building occupants.

1.22 Confined Space Table

N/A

1.23 Waste – Sanitary

A 4-inch sewer line feeds the 8-inch line that goes directly into the Idaho Falls city sewer system.

1.24 Telephone Service

Data network (175 pairs) is supplied from IF-602.

Facility Technical Basis for REC IF-683
Laboratories for DOE-ID RESL Program

1.0 Physical Description and Operating Design Limits of the Building.

1.1 Power Supply and Capacity

Power is supplied from a government owned 750 kVA transformer. IF-683 12.5Kv-480/277V transformer is fed by a 12.5 KV line. 480/277V power is provided A 1200 amp, 480/277 volt distribution panel identified as MCC-A. This building main electrical distribution panel feeds all air handlers, fans, air compressor, UPS as well as a 300kVA 480v delta to 120/208v step down transformer that supplies 120/208 volt powers to 9 electrical panels in the building.

1.2 Emergency Power

A 40 kVA UPS is installed in room 127 that supplies power to electrical panels PP-8 and PP-9. Wiring for a future generator is in place.

1.3 HVAC Capacity

AHU-1 is one primary 25 ton DX cooling AHU which provides cooling and heating to the building. It utilizes natural gas for heating and the heating is supplemented by SCR duct heaters for individual labs and rooms in the building. Three other AHUs provided conditioned make-up air to the building. These units (AHUs 1, 2 and 3) have 20 ton cooling capacity, natural gas heat as well as supplemental SCR heaters. AHUs 5,6,7 and 8 provide cooling to rooms 127, 139, 140 and 142.

1.4 Compressed Air

Air cooled Kaaeser model AS20 ,20 HP, 480 volt compressor with a discharge pressure of 160 psi with a capacity of 77 cfm. There is a 100 gallon receiver tank which supplies an 1 ½" line leaving the mechanical room to piping throughout the labs in IF683

1.5 Steam and Condensate

N/A

1.6 Potable Water

There is a 3" potable water line that connects to the IRC 6" potable water main just west of the transformer enclosure for IF-638. This water enters the building in room 112 (mechanical room). The inlet line then splits into two lines, one for potable water and one for lab water (non-potable), each line has it's own isolation valve and backflow preventer.

1.7 RO/DI Water

A 1-1/2 in. demineralized water trunk line provides 10 gpm to labs in the facility. This system is supported by soft water conditioner, deionization tanks, carbon filtration, and a 220 gal storage tank.

1.8 Manifold Gas Supply and Capacity

There is a 250 gallon propane tank located on the south side of IF-601 from which a 1" line is routed into IF-683 on the southeast side of the building. This propane is distributed to labs throughout the building.

1.9 Vacuum System

A vacuum system is installed and piped to labs throughout the building

1.10 Fire Protection

A 10 in. fire main is provided from the city to the wet pipe sprinkler system installed throughout the IRC. A 6" fire line supplies the fire riser to this building. A series of 6 in. fire hydrants are located around the perimeter of the IF-683. The IRC fire water system consists of two diesel driven fire pumps, IF-731supplied by the city water main and IF-732 supplied by four 50,000 gal underground water storage tanks. A complete supervised fire alarm system with both audible and visual alarm devices is installed throughout the facility.

1.11 Effluent Management and Controls Systems

None – There is a pit approximately 3' x'3' x 3' located in room 127 through which exposed lab effluent piping is routed. Samples can be taken at this location.

1.12 Air and Liquid Sampling and Monitoring

N/A

1.13 Floor Load

Typical concrete slab is 6" thick over granular material reinforced with #3 rebar at 16"o.c. Reference structural dwg 765741

1.14 Cranes/Hoists/Lifts

N/A

1.15 Rollup Doors and Pits

No Rollup doors. One pit in room 127 for effluent sampling

1.16 Hoods

There are 16 hoods designed for perchloric acid use located in labs 129 through 136 (2 ea per lab) and 5 hoods in labs 104, 105, 109, 111. These hoods are controlled by individual Trietek fume hood controllers which are monitored and accessed through the Carrier direct digital control system that is part of an IRC/REC control system. REC has on staff a full time Controls Specialist which supports this direct digital control system.

1.17 Eye Wash and Emergency Shower

Safety showers are located in most labs throughout the building.

1.18 Fire Zone Defined

The building is outfitted with fire extinguishers, pull alarms and a fire alarm system.

1.19 Chemical Limits

Refer to Appendix A. Contact the Facility Fire Protection Engineer and the Chemical Custodian for detailed chemical limits.

1.20 Communication & Security Systems

A standard public announcement / paging system is installed. This building has key-card access locks on the two doors. Door alarms alarm at the IF-683.

1.21 Other

N/A

1.22 Confined Space Table

N/A

1.23 Waste – Sanitary

There is a separate sanitary waster system and process water system for IF683. A 4" sanitary line and a 4" process waste line converge just outside the southwest corner of the building. This line drains to a wastewater manhole just east of IF605 that connects to the city wastewater system east of IF731.

1.24 Telephone Service

New 100 pair cable installed from IF602 (IRC main dial room) for IF683. There is an existing 175 pair cable for IF601.

Appendix D

Facility Equipment Responsibilities

Facility Equipment Responsibilities for REC IF-601 Offices and IF-683 Laboratories for DOE-ID RESL Program

Equipment Description	Facility	Comments
Gantry Material Hoist		
Deionizer / Water (used for sample preparations)	X	
Demineralization / Soft Water	X	
Potable Water	X	
Eyewash Station	X	
Industrial Drains	X	
Sanitary Waste Drains	X	
UPS Power Distribution/System	X	
Communications and Alarm System	X	
Oxygen Distribution/Monitoring System	X	
Fire Sprinkler System and Potable Extinguishers	X	
Instrument Air System	X	
Electrical System	X	
Diesel Generator for Backup Power		
HVAC System	X	
Steam and Condensate System		
Cooling Water System		
Manifold Gas System		
Effluent Management and Control System		
Alarm System	X	
Fume Hoods	X	
Building Structures and Systems	X	
Laser System Interlocks		
Tenant Owned/Leased Equipment		
Bottled Gas Systems		

Equipment Description	Facility	Comments
Liquid Nitrogen		
Propane Distribution System	X	
Plant Air and Vacuum System	X	
Building Natural Gas System	X	
Argonne Distribution System	X	Tenant responsible to fund & fill Tank FCDD responsible to maintain tank and system.

Note: Tenant responsibility begins downstream of electrical outlets or disconnect switch on electrical systems, valves or shutoffs on piping systems, and dampers and flexible duct connections on venting/vacuum/exhaust systems.

Appendix E

Special Conditions

Special or Unique Tenant Conditions Needed for REC IF-601 Offices and IF-683 Laboratories for DOE-ID RESL Program

Special Tenant needs/considerations, operating boundaries	Check all applicable areas
Structure	
Electrical / GFCI, Process Ground Tester	
Need for Backup Power	
Work Space Environment	
Waste Disposal	
Shipping/Receiving	
Security / Secret NSI	
Redundancy/Backup	
Permits/Authorization Agreements / Explosive Use Permit, Explosive Site Plan (EC)	
Hazards Inventory/Explosives	
Extraordinary ESH&Q Support / Explosives Subject Matter Experts	
Pressurized Systems	
Mechanical	
Steam	
Air	
Sewer/Sanitary	
Water, Potable	
Water, Service	
Water, DI	
Fire Protection	
Data, Communications and Alarms / Secured Network	
HVAC	
Warm and Cold Drains	
Furnishings and Support Equipment	
Tenant-Installed Equipment, Systems and Components	
Fume Hoods	
Other (specify) – Metal Dumpsters	

Appendix F

Acronyms

BEA	Battelle Energy Alliance
CCA	Criticality Control Area
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
DI	Dematerialized
DOE-ID	Department of Energy – Idaho
EM	Emergency Management
EPOC	Emergency Management Point of Contact
FIMS	Facility Information Management System
F&SS	Facility and Site Services
FSDD	Facility Services Division Director
FM	Facility Management
FPM	Facility Project Manager
GOGO	Government-Owned and Government-Operated
HAD	Hazard Assessment Document
HC3	Hazard Category 3
HVAC	Heating Ventilating Air Conditioning
IBC	International Building Code
ICARE	Issue Communication and Resolution Environment
INL	Idaho National laboratory
INR	Initial Notification Report
IRC	Idaho Research Center
LOTO	LockOut/TagOut
LLW	Low Level Waste
LTHC3	Less than Hazard Category 3
LSC	Lab Space Coordinator
LU	Laboratory Unit
LWA	Laboratory Work Area
LWP	Laboratory-wide Procedure
M&O	Management and Operations
MBA	Mass Balance Area
NE	Nuclear Energy
NEPA	National Environmental Policy Act of 1969
NFPA	National Fire Protection Association
NNSS	Nevada National Security Site
OCD	Office of Campus Development
OOS	Out of Service
ORPS	Occurrence Reporting and Processing System
OSHA	Occupational and Safety Health Administration
PAAA	Price-Anderson Amendments Act
PDD	Program Description Document

POD	Plan Of the Day
PM	Preventive Maintenance
REC	Research and Education Campus
RESL	Radiological and Environmental Sciences Laboratory
RMA	Radiological Material Area
RO	Reverse Osmosis
RPP	Radiological Protection Program
RWP	Radiological Work Permit
SAA	Satellite Accumulation Area
SAD	Safety Assessment Document
SAR	Safety Analysis Report
SME	Subject-Matter Expert
SQG	Small Quality Generator
TAA	Temporary Accumulation Area
TST	Temporary Service Tags
TUA	Tenant Use Agreement
WGS	Waste Generator Services