

MEMORANDUM TO: Michael L. Springer, Director
 Division of Facilities and
 Property Management
 Office of Administration

September 16, 1996

FROM: Margaret V. Federline, Acting Director
 Division of Waste Management
 Office of Nuclear Material Safety and
 Safeguards

SUBJECT: REQUESTED RELOCATION OF NRC OFFICES IN LAS VEGAS

You are requested to enter into negotiations with the General Services Administration to relocate the NRC On-Site Representative's (OR's) office in Las Vegas to a location physically near the Department of Energy (DOE) Yucca Mountain Project Team offices in Las Vegas. Specifics of the move are described in the attachment. Office space in this area is extremely limited. There is a potential opening in a building under construction but negotiations would need to be started fairly quickly. Although the office space in this new building would be nice to have, we would be open to any space which satisfies our requirements.

The principle justification for this move is that in the last year DOE consolidated multiple Las Vegas offices to one location referred to as the Summerlin office complex. At the time of the initial DOE move, DOE offered NRC some space in its new building. However, the EDO declined this opportunity and instructed the staff to explore the option of moving near the DOE facility but not into the actual building leased by DOE. Based on recent experiences with the OR's interacting with DOE, we believe the relocation of the offices is justified. Hugh L. Thompson recently reaffirmed the EDO's office support for pursuing this relocation.

Please keep me informed on the progress of this request. If you need additional information or assistance, please do not hesitate to contact us.

Attachment: As stated

Contact: John O. Thoma, NMSS/DWM
 415-7293

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ON-SITE REPRESENTATIVE CHANGE OF LOCATION

OBJECTIVE:

Division of Waste Management (DWM) requests a change in the location of the NRC Yucca Mountain On-Site Representatives (ORs) Office in Las Vegas to a building reasonably close to the Department of Energy (DOE) Yucca Mountain Project Team offices in Las Vegas. The address of the DOE offices in Las Vegas is as follows:

Summerlin Building Suite A
1551 Hillshire Drive
Las Vegas, Nevada 89134

BACKGROUND:

The ORs are currently located in a Post Office Building located in downtown Las Vegas. They have a second office of convenience provided by DOE on the Yucca Mountain site which is about a two-hour drive from Las Vegas. DOE and its contractors have offices in Las Vegas where much of the planning for the Yucca Mountain Project is conducted and data concerning the Yucca Mountain Project is stored. In the last year, DOE consolidated its operations in Las Vegas into one area, referred to as the Summerlin office complex. Specifically, the DOE Yucca Mountain Project Offices have been consolidated into one building referred to as the Summerlin Building. DOE supporting contractors will be relocated to other offices in the area. The Summerlin Building is about a 30 minute drive one way from the location of the current OR offices.

REASONS FOR THE MOVE:

The principle reason for the move is to improve the efficiency of the OR's in interacting with DOE. As a result of budget reductions, DOE's High-Level Waste (HLW) program will be making only a limited number of formal submittals to the NRC. In order for the NRC staff to fulfill its mission, NRC staff will need timely access to the DOE data and DOE's decision process. The ORs are an important asset in reviewing DOE documents, gathering data and attending selected DOE planning meetings. To accomplish assigned tasks, the ORs must frequently travel to the DOE Summerlin Building, sometimes on multiple occasions in a single day.

The ORs can perform assigned functions from their current office, but there are inefficiencies in the process. Examples of the inefficiencies include: 1) Currently it takes the ORs about 30 minutes transportation time to travel one way from their offices to the DOE offices. Therefore, each trip to DOE offices results in about an hour loss in productivity due to travel time plus transportation costs. (2) If there is time between scheduled meetings at the DOE offices, there is a loss of productivity while the ORs wait for the next meeting because it is not cost effective for the ORs to return to their offices and then proceed back to DOE. (3) The ORs are not able to attend DOE meetings that may be of interest to the NRC but are scheduled on short notice.

Attachment

SPECIFIC OFFICE SPACE NEEDS

The requested office spaces should be located fairly close to the DOE Summerlin Building and preferably within walking distance. The ORs need about 900 square feet of office space; which would include two closed office spaces for the ORs, a secretarial space, spaces for files and equipment, and a conference room. Additionally, the NRC space requires the normal security measures for government offices.

ADDITIONAL INFORMATION

The ORs have been searching the area for potential office space. The local Post Office at Summerlin has no room available and most of the other office spaces are already rented. There is one office space under construction which will be available in the January/February 1997 time-frame, but leasing discussions will need to be conducted now as the offices are expected to fill quickly. A package describing the building under construction and information on the developer is attached. The Hughes Corporation was the group which negotiated with DOE for the lease of its building at Summerlin. Although DWM believes the Hughes Corporation will negotiate with the government for space in this building, the ORs were instructed to only look for potential space and not to have any discussions about potential contracts.



UNITED STATES
NUCLEAR REGULATORY COMMISSION
WASHINGTON, D.C. 20555-0001

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