



NSF Headquarters 2013 Lease Expiration



Status Briefing
NSF Business and Operations Advisory Committee

May 19,2010



AGENDA

- Background
- Current Status
- Program of Requirements Highlights
- Budget
- Discussion



Background *Future of NSF Headquarters*

- NSF HQ facilities leases expire in December 2013
- Legislation is required for a new long term lease
- A prospectus is being submitted in GSA's FY2011 request cycle
- Extensive studies were conducted to (a) establish NSF's vision for future housing objectives and design characteristics; (b) examine the real estate market and (c) to identify potential risks and costs to NSF
- Funding line was established and appropriated in FY2010 for the project. NSF is positioned to play a significant and appropriate role in managing the project for success.

TIMELINE



Visionary and Feasibility Study Process

Prospectus Development (GSA and OMB)

Reviews and Approvals (Congress)

Procurement

Lease Signed

Planning and Design

Renovation or Construction

Lease Exp.

Occupancy

2008				2009				2010			2011				2012				2013				2014			
Q4 08	Q1 09	Q2 09	Q3 09	Q4 09	Q1 10	Q2 10	Q3 10	Q4 10	Q1 11	Q2 11	Q3 11	Q4 11	Q1 12	Q2 12	Q3 12	Q4 12	Q1 13	Q2 13	Q3 13	Q4 14	Q1 14	Q2 14	Q3 14	Q4 14		



Summary Descriptive Goals

1. Single building functionality
2. Maximizes flexible and collaborative meeting and workspace, incorporating an advanced technology infrastructure and features
3. Secure yet non-intrusive workspace (meeting Federal standards)
4. Strong proximity to all modes of transportation, hotels and amenities, maximizing the support required to effectively deliver our mission
5. An NSF facility that reflects science and engineering discovery, exploration, innovation and education both internally and externally
6. A building that exemplifies sustainable and energy efficient design, engineering and operations leadership



Project Elements - Status

- ✓ Objectives, Criteria Studies and Concepts - *completed*
- ✓ Prospectus – *completed, delivered to OMB 4/28/2010*
- ✓ Program of Requirements (POR)
including NSF Security and Technology Criteria – near completion
- Solicitation for Offers (SFO) – *in progress*
- Lease
- Design Development
- Construction Documents
- NSF Future Operations, Policies and Procedures



POR: Highlights

- Validated the estimated 2014 housing plan vs. staffing projections :
 - 2492: 2489
- Proposed functionally-based space standards :
 - 4 typical sizes plus telecommuting and contractor-type spaces
- Organize building differently to promote better security, access for visitor support and management
- Separate panel center, greater integrated technology capability
- Large and multipurpose/collaborative meeting and dining facilities
- Energy efficient, green spaces, E.O sustainability mandates



Prospectus: Key Issue

- OMB ceiling rate does not support market indicators for new NSF lease
- GSA has requested a waiver from the FY2011 program rate of \$38.00 for NSF project to higher rate of \$41.00
- Difference in OMB ceiling rate and the market rate (gap) must be funded by NSF in FY2012
- Estimate gap = \$20M - \$80M
- Prospectus approval is anticipated within 60 days in order to begin SFO procurement.



DISCUSSION & QUESTIONS

Contacts:

Mignon Anthony, Project Officer
OIRM/DAS Future NSF Headquarters
Project
anthonym@nsf.gov
703-292-7561

Pat Bryant, Division Director
OIRM/Division of Administrative Services
pbryant@nsf.gov
703-292-7525

