



# ***NSF Headquarters 2013 Lease Expiration***

Status and Issues Briefing  
NSF Business and Operations Advisory Committee

November 19, 2009



# AGENDA

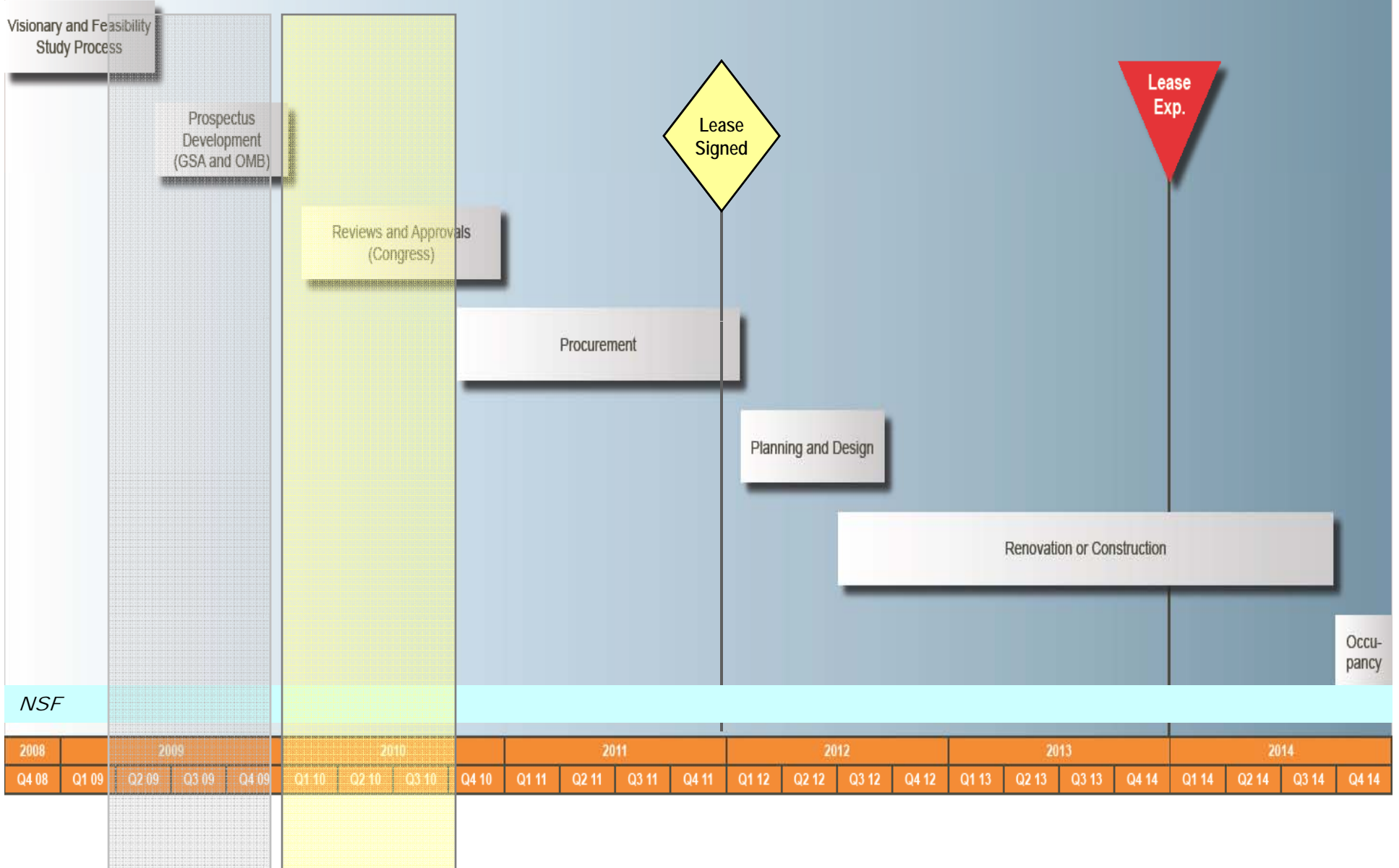
- Background Review
- Timeline
- Housing Plan
- Procurement
- Program of Requirements Process
- Charge and Discussion



## Background *Future of NSF Headquarters*

- Current NSF HQ leases expires in December 2013
- FAR and GSAR require legislation for new long term lease
- GSA Prospectus - FY2011 cycle
- NSF conducted studies to determine the housing plan and location requirements
- Prospectus will go to OMB - November – January 2010
- Submission to Hill - May/June 2010
- Procurement action begins - May/June 2010
- 16 months to complete award (current strategy)
- AWARD – October/November 2011
- Design and Construction 35 months
- Potential NSF moves – Winter 2014/2015

# TIMELINE





# Housing Plan

The housing plan describes space requirements in terms of “useable” square feet – space for people, furnishings and special jointly-used spaces like conference rooms. It does not include operations and maintenance areas or bathrooms and lobby spaces.

OMB approves the amount and types of space NSF is requesting.

Justification for increases in conference rooms for panels is one example where NSF must justify the increase, or the need for special functional areas, such as an auditorium.

Staff growth projections of 2% after FY2012 suggests a potential total NSF population of 2,500 (including contractors) by 2014.



# Procurement Strategy

**Options** (must be final prior to OMB submission)

## **Low price Technically Acceptable:**

- *preferred by GSA*
- *fastest procurement*
- *can include important elements for NSF, like location, security*
- *sustainable construction*
- *risky – cannot evaluate bidder's qualifications*

## **Source Selection (Best Value):**

- *merit based, 2 step process – qualifications, then price*
- *more suitable to large, complex procurements*
- *Longer process, more room for error and protest*

**Other Requirements to include:** *'existing' metro proximate and mass transit, hotel room night density minimum (60,000/yr), sustainability goals, near amenities, expansion capability*



# Program of Requirements

## *Summary Descriptive Goals*

1. Single building functionality
2. Maximizes flexible and collaborative workspace for the future - incorporates advanced technology infrastructure and features
3. Secure yet non-intrusive workspace (meeting Federal standards)
4. Strong proximity to established Metro, transportation, hotels and amenities to support mission requirements
5. NSF home that reflects science and engineering discovery, exploration, innovation and education internally and externally
6. A building that exemplifies sustainable and energy efficient design, engineering and operations leadership



# Program of Requirements

- **Program of Requirements (POR) document will articulate and define every building and space need:**
  - Major building assumptions
  - Types of spaces
  - Amounts in each category
  - Future IT/Technology and other technical requirements
  - Adjacencies and inter-relationships needed between organizations and functions
  - Objectives and intended functional usage
  - Adjustments for Growth - build-in for all areas
- **The POR will serve as the technical Scope of Work for the GSA procurement (Solicitation for Offers)**
- **Draft completion target is March 2010**





## Charge for B&O



- 1. Provide ideas on technologies for us to pilot**
- 2. Identify benchmarks of other organizations or technologies to emulate or with whom to partner**
- 3. Forward your thoughts of significance from a business, practical or political perspective**



# DISCUSSION & QUESTIONS

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