



NSF Headquarters 2013 Lease Expiration

Briefing to
NSF Business and Operations Advisory Committee

May 20, 2009



AGENDA

- Background
- Schedule & Budget
- Project Management
- Business Case Studies
- Charge to B&O
- Discussion

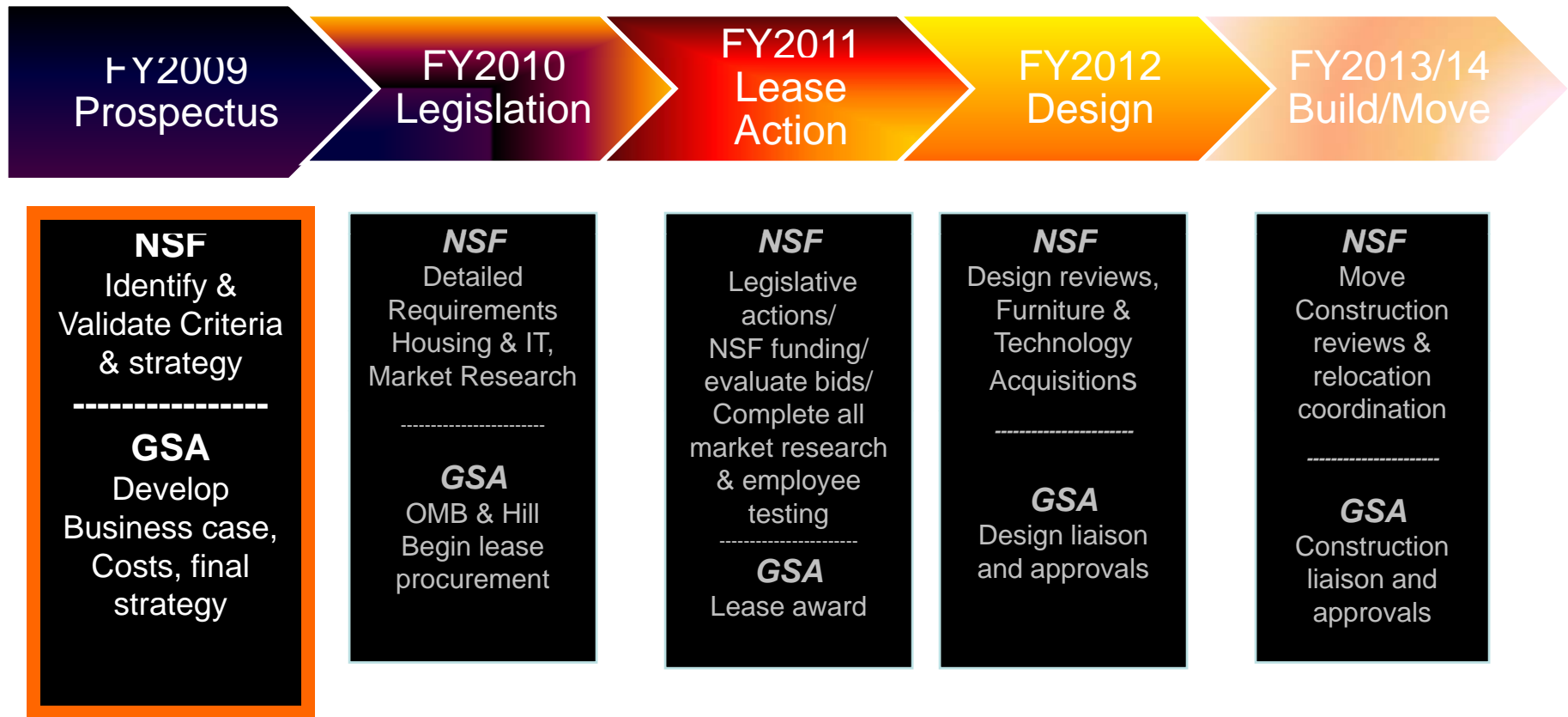


Background *Future of NSF Headquarters*

- Current NSF HQ leases expire in December 2013
- Process for new lease – 2 ½ years
Process to design and construct renovated or new space – 2 – 3 years
- NSF – develops requirements for business case/prospectus
GSA - sends prospectus to Congress
New lease by 2011 to meet 2013 expiration
- Prospectus is due to the Hill in the October/November 2009.
- NSF (high level) requirements are due to GSA next month.
NSF detailed requirements will be developed next year while the prospectus is on the Hill.
- NSF Requirements analyses and criteria development studies began in October 2008.



Schedule





Budget *Early Estimates*

(based upon the current market & escalated to 2014)

- **GSA & Building Developer**

GSA Prospectus Authorization FY 2011

Base building and soft costs (per 5/1/09) - \$300 M

(to be amortized over the lease term)

- **NSF**

Total estimated funding requests for FY 2010 through 2013

Project Management & Relocation Costs - \$10.0 M

Building Costs - \$20.0 M

Furniture and Equipment Costs - \$55.0 M



Program Management

Future NSF Headquarters

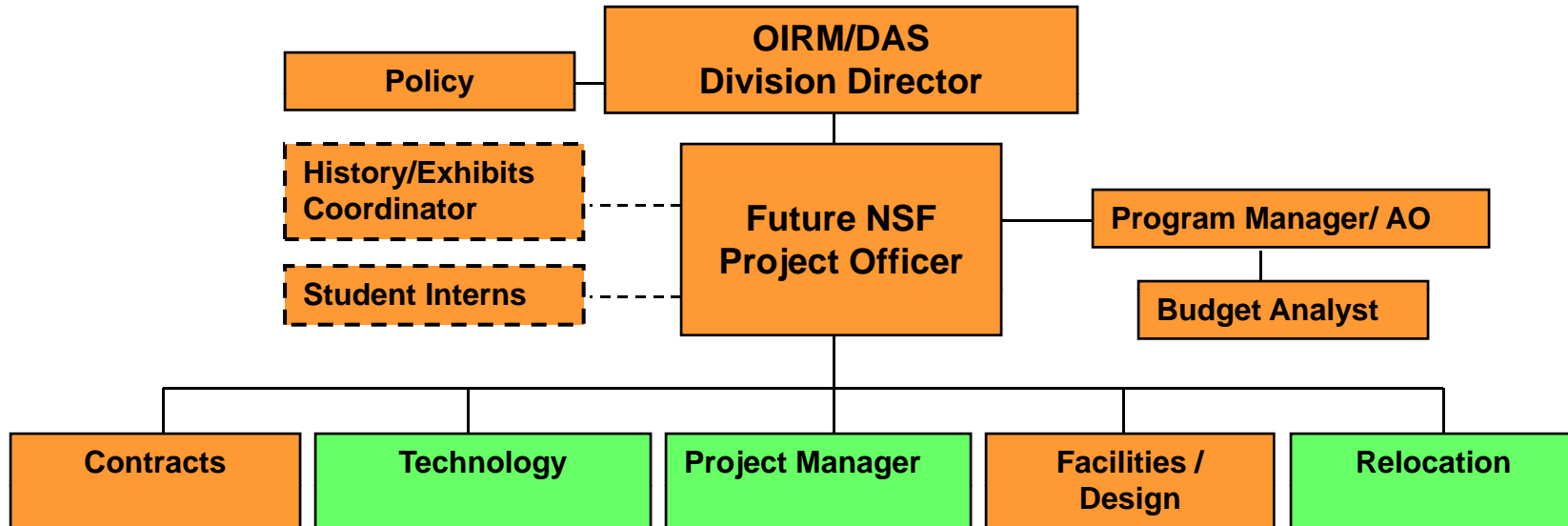
Responsible for mitigating NSF's project risks by managing a multi-disciplined team, strategy and implementation activities. Work with all stakeholders including:

- **GSA** – participate on legislative strategies (Federal and Local), acquisition strategies, requirements, lease procurement, design and construction.
- **Space** – identify & coordinate all NSF future space and technology needs; research all FF&E alternatives for compatibility; develop NSF programmatic and operational data and related design elements; Ensure that all IT elements are properly addressed & validated, integrated and installed.
- **People** – gain input and consensus from NSF leadership, employees, science/engineering community stakeholders; Ensure high level of internal/external public/media relations and required communication; Ensure that union issues are addressed; network and benchmark with other agencies.
- **Politics** – coordinate with OLPA to engage, coordinate with and inform local, state and national leadership about the project.
- **Budget** – Establish realistic estimates, track and communicate changes, maintain internal controls of NSF appropriated project funds, track NSF-related GSA expenditures, manage project procurements.




Program Management

Future NSF Headquarters



 Government

 Contractor

 Part Time, Temp or Detail



Business Case Studies

10/2008 – 6/2009

- **EXPLORE FUTURE MISSION NEEDS**
- **VALIDATE CURRENT PROCESSES**
- **IDENTIFY BENCHMARKS**
- **DATA GATHERING**
- **EVALUATE EXISTING CONDITIONS**
- **SCENARIOS and ALTERNATIVES**
- **ANALYZE COSTS**
- **DEFINE / NARROW RECOMMENDATIONS and DECISIONS**

A. Determine / Establish NSF's Strategic Objectives and Primary Criteria
a. Visioning Sessions
b. Focus Groups
c. Sustainability Assessment
d. Security Assessment (Threat vs. Physical)

B. Evaluate NSF Organization, Workplace and Processes
a. Employee Questionnaires
b. Work Process Analysis
c. Alternate Workflow Concept Scenarios
d. High level space program matrices

C. Stafford I and II Building Assessments
a. Thorough Physical Inspection & Evaluation
b. Gap Analysis (compare to new GSA standards template for leased buildings)
c. Cost Estimates (of bringing the existing bldg into compliance)

D. Thirty-Year Present Value Analysis
a. Establish a portfolio baseline with short/med/long-term comparisons of leased vs a federally-owned occupancy for NSF

E. Lease Expiration Analysis – Existing Space

F. Market/Submarket Analysis – Other area space options

G. Comprehensive Cost Analysis by Fiscal year

H. Draft Prospectus including Housing SF and Stay or Go Strategy



Business Case Studies

Summaries *Vision Sessions*

All Directorates and Executive Offices represented DADS/EXOs, DDs, POs

Top priorities for the future NSF HQ

STRATEGIC OBJECTIVES - NSF HQ should reflect

1. EQUALLY - **DISCOVERY**, Exploration/Learning, Stewardship and Investment in Innovation
2. UPGRADE emphasis on 'NSF's Leadership *Internationally...*' (our **Global** role)

DECISION CRITERIA

1. Maximize **FLEXIBILITY** of space
2. Due Diligence to select the best **LOCATION** for NSF's mission and employees
3. Space that maximizes (internal and external) **COLLABORATION** and **COMMUNICATION**

DESIGN CHARACTERISTICS

1. Flexibility resulting from advances in **TECHNOLOGY**
3. Collaborative spaces
4. **SINGLE BUILDING** or RELATED STRUCTURES/campus



Business Case Studies

Summaries *Staff Focus Groups*

Program Support, Admin Officers, IT Specialists, Managers, BFA,
OIRM groups, AFGE Union
Every Directorate and Executive Office was represented

Important to include:

- **Better security (parking, public access control)**
- **Auditorium for large gatherings**
- **NSF History displays or museum**
- **Larger visitor-friendly lobby**
- **'More than the minimum' Green - Sustainable /High Performance features**
- **'More than the minimum' Accessibility features**
- **Consider NSF as a 'Center for science collaboration' & outreach**
- **Examine more progressive approaches to address impact of technology on NSF work and meeting concepts**
- **Address new space approaches to duplicative work processes across directorates**
- **Evaluate meeting support operations and conference room requirements**



Business Case Studies

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



Guiding Principles Statement

DRAFT

The National Science Foundation
requires a model, world class headquarters that symbolizes
NSF's mission to promote
science and engineering discovery and education,
facilitates collaboration within the scientific community
and exemplifies the US government's commitment to the
global environment.



Charge for B&O

1. How important is the NSF headquarters building to the impression that the external community has about the agency? What should that impression be?
2. What are the most important expectations for NSF to fulfill in dealing with our science and engineering community peers as it relates to NSF's facilities, technology and operations?
3. What ideas, benchmarks or thoughts of significance might this body have to offer NSF for consideration during this process?



DISCUSSION & QUESTIONS

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