

# NSF Headquarters 2013 Lease Expiration



Status Briefing
NSF Business and Operations Advisory Committee

May 19,2010



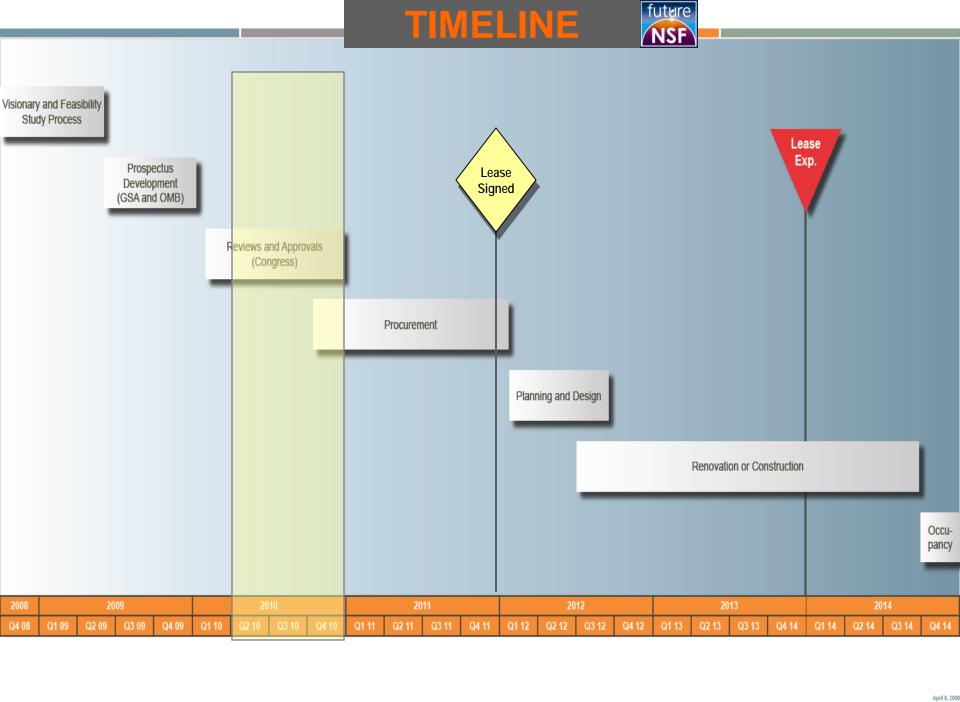
#### **AGENDA**

- 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.





# **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)
- 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**

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