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)
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.
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