Know the Earth…Show the Way

Recommendation INT-0004 NGA Facilities Consolidation

DCN: 11576

103-06A– DA– Memorandum of Meeting 8/22/05
Defense Agencies–Mtg with NGIA Representatives
(Attachment)
BRAC COMMISSION – FY 2005
COFF:_____ DISPOSITION: Permanent

22 August 2005

Joseph Composto, BGEN, USMC (Ret.)
Director, Security and Installations

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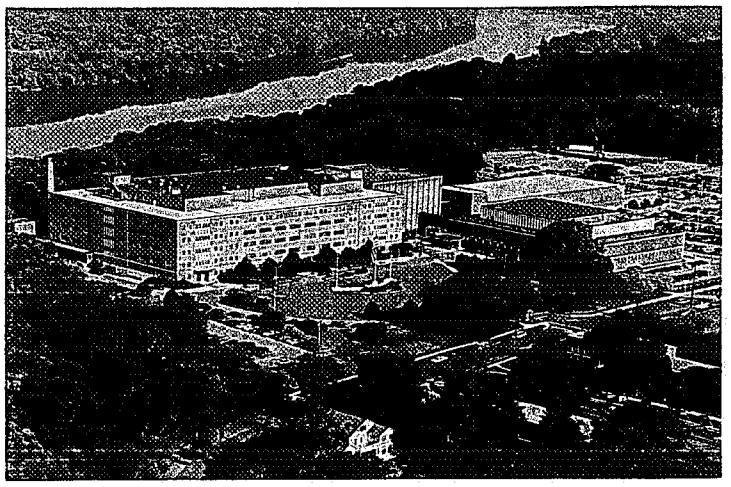
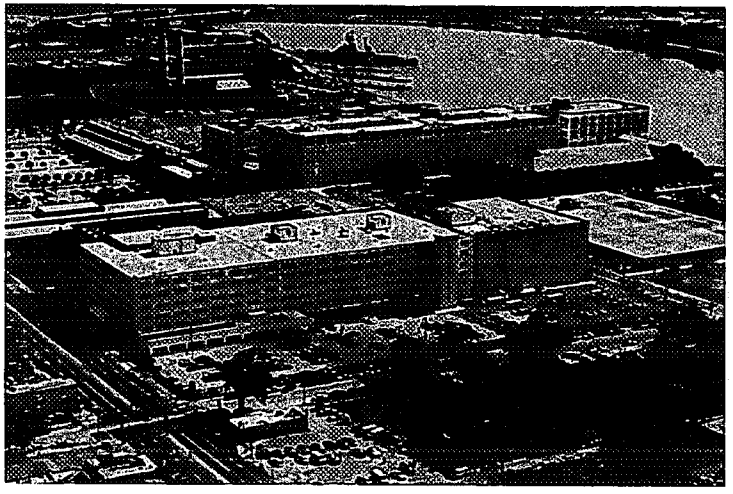
NGA Background

- **Formed from all or part of eight DoD and Intelligence agencies as NIMA**
- **Name changed to NGA in 2003**
- **None of the agencies and facilities were co-located**
  - NGA inherited and now occupies aging legacy facilities from its predecessor agencies
    - Average facility age 60-years
  - Facilities are the oldest in the Intelligence Community
  - Many single points of failure and vulnerabilities

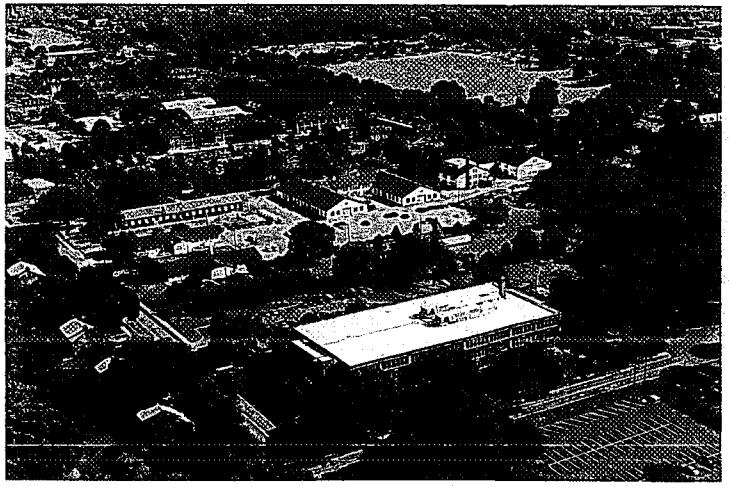
NGA East Locations



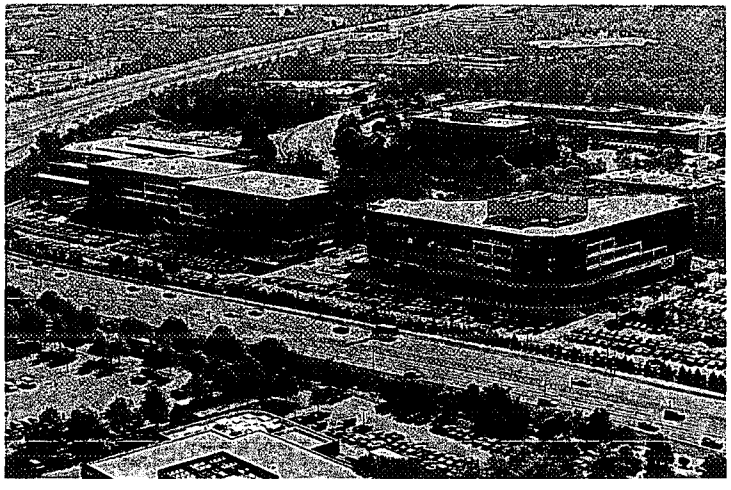
Bethesda



Southeast Federal Center (WNY)



Ft. Belvoir



Reston

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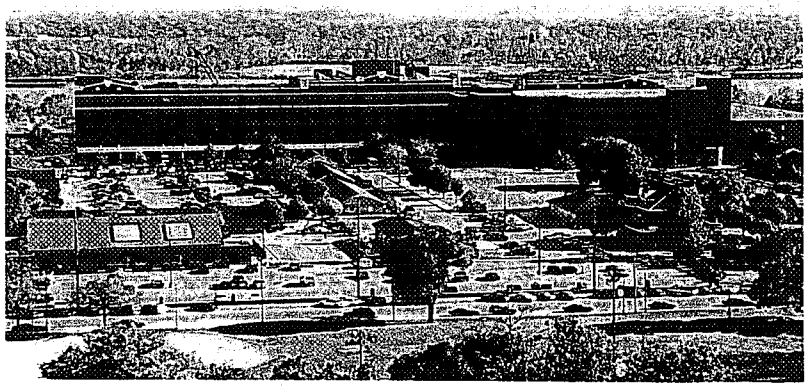
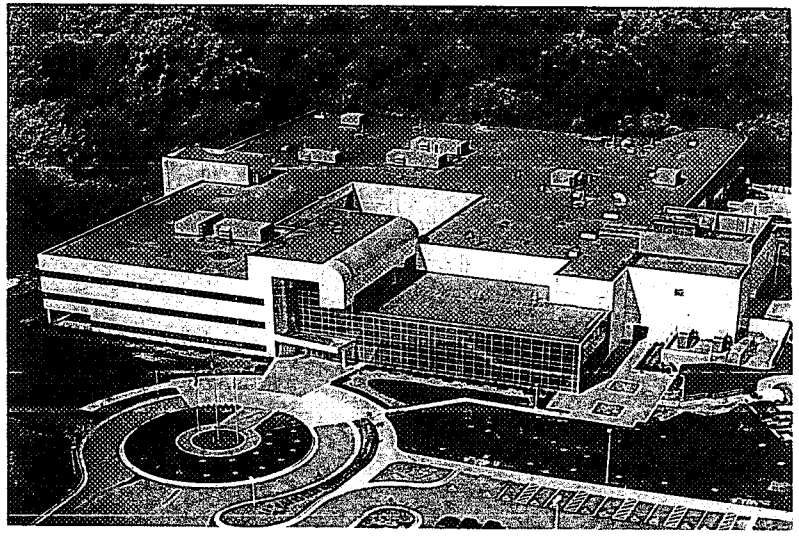
NGA West Locations



Second Street St. Louis



Arnold

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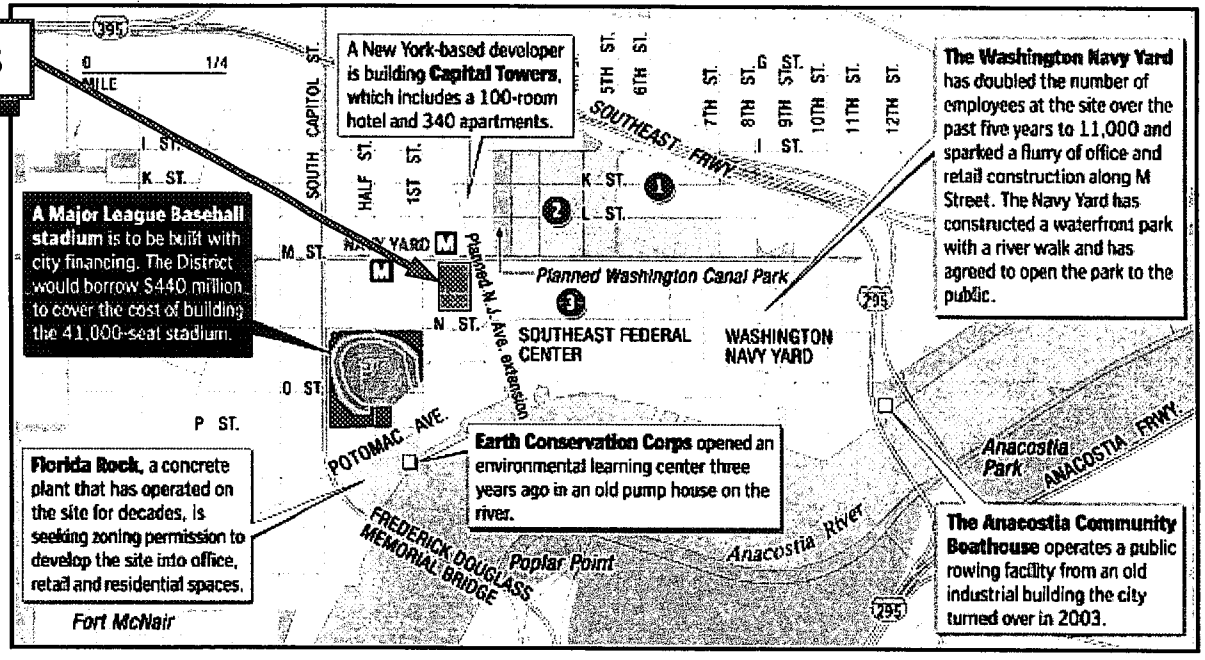
Vulnerabilities: Activities in Southeast DC

Near Southeast

VISION: Transform the bleak landscape of vacant lots, industrial warehouses and public housing into a lively, mixed-use neighborhood that would essentially extend Capitol Hill south of Interstate 395/Southeast Freeway to the water's edge.

Building 213



1 **The U.S. Marine Corps** has almost completed a new headquarters for the Marine Corps Band, expanding its Southeast Washington barracks complex across Eighth Street and south of the freeway. The project includes a recording studio.

2 **The Arthur Capper-Carrollsburg public housing complex** will be torn down and replaced with a mixed-income neighborhood that will include more than twice as many townhouses and apartments, plus new offices, restaurants and shops. Housing officials say the new development will include 700 public housing units, the same number as existed in the complex, plus at least 800 market-rate units.

An old canal that used to run along Second Street from I to M streets will be reinstated as the centerpiece of **Washington Canal Park.** A landscape architect will be chosen to design the $6 million park next month, and construction is slated for spring.

3 A new headquarters for the **U.S. Department of Transportation** is under construction at the long-vacant **Southeast Federal Center**, slated to open in 2006 with an estimated 5,000 employees. On the remaining 42 acres of the site, Forest City Enterprises is planning to build 2,500 apartments and townhouses over the next 15 years, along with offices, shops, restaurants and a riverfront park.

Source: Washington Post

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NGA's Facility Plan

- **NGA's Objective: Consolidate operations**
  - Protect our workforce
  - Eliminate single points of failure
  - Get out of expensive leased space
- **Consolidation planning started in 1996**
  - Original plan: Close Building 213 at WNY in FY 2005
  - Plans changed after 9/11 due to increases in analyst workforce
  - GSA redevelopment plans for the SEFC based on NGA timelines
  - GSA notified NGA to vacate Bldg 213 by **1 Oct 2010**

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NGA Plan

- **Facilities**
  - A secure 150 acre campus compound
  - 2.2 M GSF of space
  - Supporting infrastructure: power, water, communications
  - Self-contained operations and security
- **Objective**
  - Protect the workforce and enhance mission assurance
  - Reduce facility operation and maintenance costs
  - Enable integrated operations and improve interface with end users
  - Conclude integration of disparate legacy elements Provide an environment that attracts and retains high caliber people

DoD BRAC Recommendation: May 13, 2005

"Close National Geospatial-Intelligence Agency (NGA) Dalecarlia and Sumner sites, Bethesda, MD; Reston 1, 2 and 3, leased installations in Reston, VA; Newington buildings 8510, 8520, and 8530, Newington, VA; and Building 213 a leased installation at the South East Federal Center, Washington, DC. Relocate all functions to a new facility at Fort Belvoir, VA. Realign the National Reconnaissance Office (NRO) facility, Westfields, VA, by relocating all NGA functions to the new facility at Fort Belvoir, VA. Consolidate all NGA National Geospatial-Intelligence College functions on Fort Belvoir into the new facility at Fort Belvoir, VA."

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NGA Facilities Included

Facility	GSF
Bldg 213 WNY (Close)	677,389
Bethesda (Close)	1, 030,894
Reston I, II & III (Close)	750,849
Newington (Close)	91,635
Ft. Belvoir (Consolidate)	166,309
Westfields (w/o NST) (Realign)	15,000 (est.)
Total	2,732,076

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BRAC COBRA Costs

Total Cost:	**$ 1,163.8 M**
One Time Cost:	**$ 1,117.3 M**
Annual Recurring Savings:	**$ 127.7 M**
Payback: 8-years	
20-year savings (NPV):	**$ 535.1 M**

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One-Time BRAC estimate $ 1,163.8 M

Description	Cost
Buildings	$ 489.2
Physical Security AT/FP, (SCIF)	$ 39.1
Internal Communications	$ 144.2
Sustainable Technologies	$ 24.5
Installed Furnishings	$ 49.9
Primary Buildings	$ 747.0
Off-site Roads	$ 14.4
Utilities: Electric Power, Warer, Sewer, Gas	$ 23.1
Structured Parking	$ 119.5
Internal Roads and Sidewalks	$ 6.0
Antiterrorism/Force Protection	$ 2.0
Emergency Electrical Generation	$ 9.6
Mail and Receiving Facility / Visitors Center	$ 1.7
Supporting Facilities	$ 176.4
Sub Total	$ 923.5
Design	$ 66.6
Total Facilities Cost	$ 990.0
Move, Operations Overlap, Site Restoration	$ 149.8
Lease Termination	$ 24.0
Total COBRA Cost	$ 1,163.8

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NGA Funding Sources

BRAC	$	330.0 M
NIP (PBD 339)	$	634.7 M
NIP (MILCON/ O&M)	$	153.0 M

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NGA PBD 339 MILCON Program

- **Funding from the Strengthening Intelligence Initiative (NIP Funds)**
  - **FY 2005: Planning**
    - Facility planning and location study
  - **FY 2006: Design**
    - Site development and construction, off-site access roads, utilities, security perimeter, and foundation work for buildings, parking structures and visitor center/mail scanning facility
  - **FY 2007 – 2011: Construction**
    - Building construction, internal communications, installed furnishings, and security systems
  - **FY 2009 – 2011: Complete and begin to occupy facilities**
    - Complete building construction, fit-up facilities, move into new facilities and close Building 213

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Why Ft. Belvoir?

- **Geographic location proximate to a constrained NGA element**
  - Increase efficiency
- **Communication efficiencies**
- **NGA must vacate the Washington Navy Yard by 1 Oct 2010 to meet the GSA redevelopment timeline**

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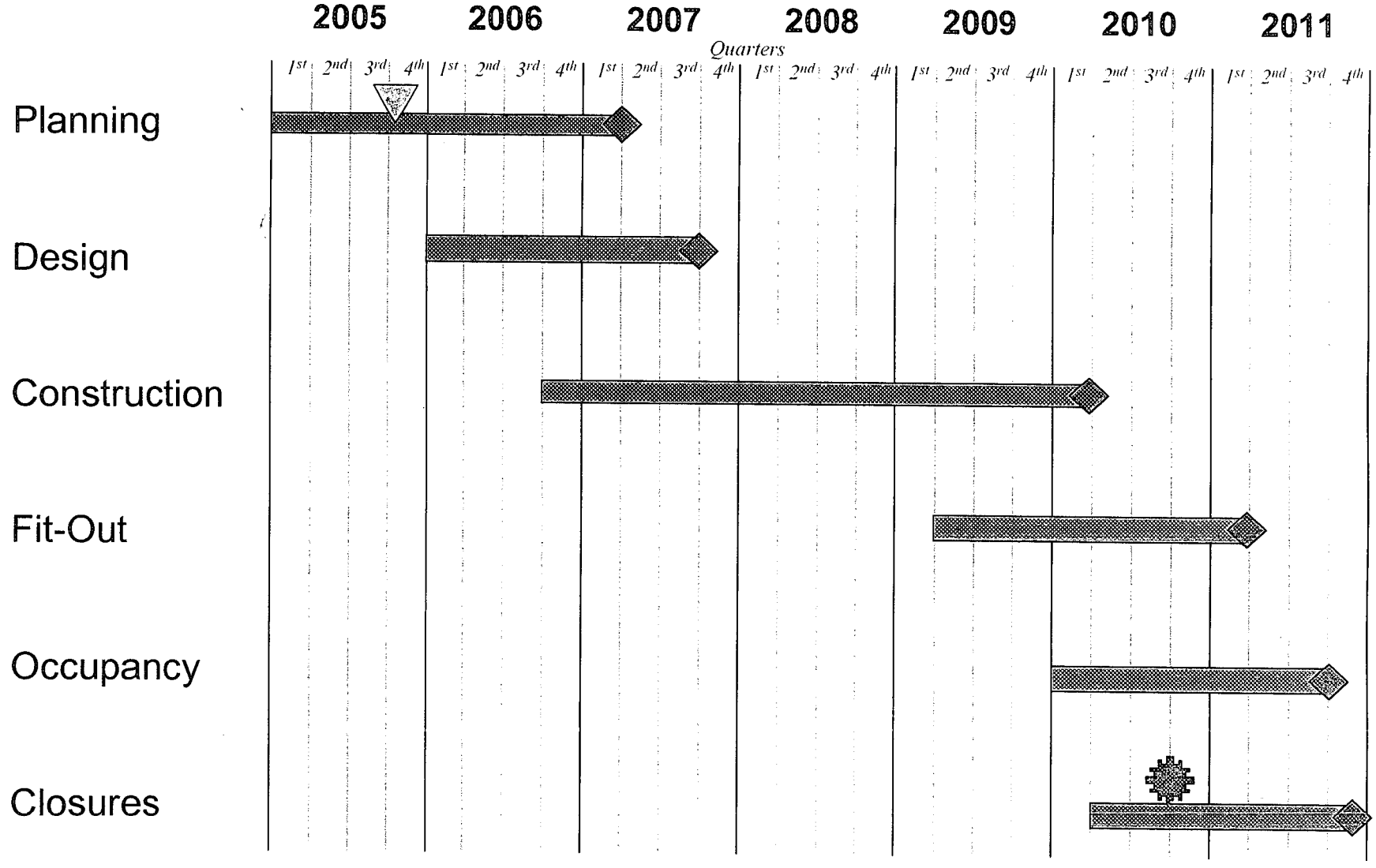
New Campus East BRAC Conceptual Timeline



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Why Ft. Belvoir? (continued)

- **NGA's judgment that being close to NSA introduces an unnecessary vulnerability**
- **Loss of NGA analysts**
  - 55% of NGA personnel live in Virginia; 39% in Maryland, 3.9% District of Columbia
  - Workforce will be 8,000-8,500 by 2011

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NGA Government Employee Demographics

Maryland by County	Percent
Allegegheny	
Anne Arundel	1.5%
Baltimore City/Co.	1.5%
Calvert	
Caroline	
Carroll	
Charles	2.1%
Dorchester	
Fredrick	5.5%
Harford	
Howard	2.0%
Montgomery	14.7%
Prince Georges	9.2%
Queen Anne	
St. Mary's	
Washington	
Wicomico	
MD	39.0%

State	Percent
DC	3.9%
DE/PA	0.5%
MD	39.0%
VA	55.5%
WVA	1.1%
Total	100.0%

Virginia by County	Percent
Albemarle	
Alexandria	6.6%
Arlington	4.3%
Caroline	
Clark	
Clarke	
Culpepper	
Fairfax	22.3%
Fauquier	
Frederick	
Loudoun	9.8%
Manassas City	3.0%
Prince William	4.8%
Rapphanock	
Shenandoah	
Spotsylvania	1.4%
Stafford	
Warren	
VA	55.5%

Total Projected NGA Workforce: 8,000-8,500

Assume NGA Contractors live where the Federal Employees live

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Why Ft. Belvoir? (continued)

- **Land is available at Ft. Belvoir**
  - EPG, Southwest Area (SWA), North Post Golf Course
- **Land is presently unencumbered**
  - EPG, SWA
  - Ft. Meade golf course must be relocated, which will add 2-years to the construction timeline
  - NGA will not be able to vacate Navy Yard by Oct 2010
- **Environmental/Cultural issues**
  - EPG: One environmental area; no cultural areas
  - SWA: Two environmental areas; nine cultural areas
  - N Post Golf Course: CERCLIS site; twelve cultural areas
  - Ft. Meade: Five environmental areas; four cultural areas

Why Ft. Belvoir? (continued)

- **The EPG has no height limitation**
  - SWA, N. Post Golf Course: Height limits
  - Ft. Meade: 4-story buildings required
  - will increase cost of construction and require more land
- **Transportation**
  - EPG: Fairfax County Parkway construction is planned and funded with an expected 2008 opening and 2009 completion
  - SWA and N. Post Golf Course: Improvements needed to Fairfax County Parkway and Route 1
  - Ft. Meade: Improvements to Route 32 and B/W Parkway Interchange

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Why Ft. Belvoir? (continued)

- **Ft Belvoir Mass Transit**
  - Express bus service from the Huntington Metro
  - Proximity to the Springfield-Franconia Metro Stop and VRE
  - Ft. Meade close to MARC line
- **Utilities are available at all sites**
- **County support for development of the EPG site and Ft. Belvoir**
  - Statements by County Supervisor Kaufmann
  - Fairfax County plans to rezone to accommodate Ft. Belvoir growth

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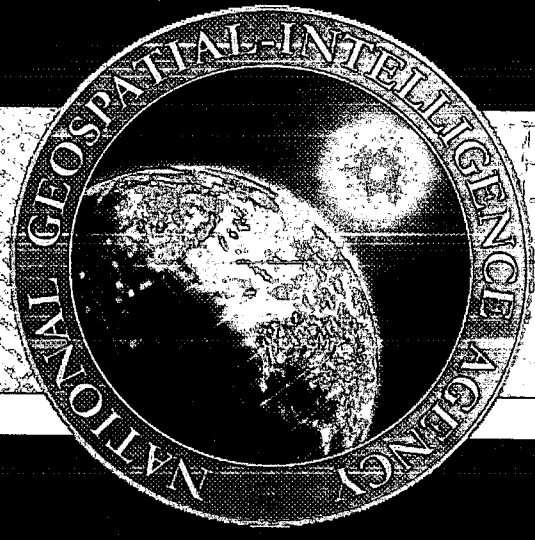
Conclusion

- **Ft. Belvoir is the best location for the NGA**
- **NGA is presently working with the installation and Army to identify a site**
  - Begin Master Planning and Environmental Impact Statement
  - Start Design

Thank you for the opportunity to tell our story.

NATIONAL GEOSPATIAL-INTELLIGENCE AGENCY



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