

Coalition Correspondence
DCN 4713

 **Boston Properties**



RAYMOND A. RITCHEY
Executive Vice President

BRAC Commission

JUL 14 2005

Received

July 13, 2005

Anthony J. Principi, Chairman
Defense Base Closure and Realignment Commission
2521 South Clark Street, Suite 600
Arlington, VA 22202

Dear Chairman Principi:

REF: BRAC Impact on Reston, Virginia and National Geospatial-Intelligence Agency (NGA)

By way of introduction, I am Ray Ritchey, Executive Vice President of Boston Properties, a national real estate investment trust. We have a major presence here in the Washington area, and have an extensive track record in developing and managing facilities in support of highly specialized operations for government use. Our public-use clients include the National Institutes of Health, NASA, Comptroller of the Currency, the Central Intelligence Agency, and many other government entities who require state-of-the-art facilities constructed to demanding standards.

The specific purpose of this letter is to express our grave concern over the proposed closing of the NGA campus in Reston, Virginia, as proposed in the Base Realignment and Closing (BRAC) Commission Report of May 13, 2005. It is our sincere belief that closing of this highly desirable facility is in direct conflict with the stated objectives of the BRAC Commission for the following reasons:

- Unlike the other NGA facilities identified in the BRAC report, the NGA Reston Campus is (according to NGA) fully compliant with all Department of Defense (DoD) Minimum Anti-Terrorism Standards for Buildings, including the required “stand-off distances”; progressive collapse avoidance construction; protective glazing; mailroom isolation and ventilation; emergency air distribution shutoff; and parking control. This state-of-the-art operations center is fully compatible with all DoD standards providing its occupants a completely safe, and highly desirable working environment.
- All of the buildings are either new or relatively new (less than twenty years old), highly desirable with extremely efficient operating platforms that fully meet both the current and projected functional needs of NGA. In fact, we are currently constructing a new 182,000 square foot office building on site, to meet the expansion needs of NGA on a most economical basis.
- With over 700,000 square feet of NGA facilities on the campus, and with over 2,000 employees working there every day, the NGA Reston campus is of sufficient size and scope to act as a “stand alone” facility for NGA, offering important redundancy capability. As you know, having remote, redundant “back-up” operations are highly desirable to both public and private sector entities. By maintaining the Reston NGA campus, and constructing new facilities for the other NGA functions at Ft. Belvoir, the government can have a main NGA campus, and also a highly secure redundant facility, on an extremely cost effective basis.
- In addition to the 700,000 square foot NGA campus providing over 2,000 jobs to the Reston area, it is estimated that no less than 1 million square feet of contractor-support functions, employing another 3000 people, would be affected by the proposed relocation. This would impact over 5,000 employees who have relocated to the Dulles area, requiring additional commuting time of three hours a day (1.5 hour rush hour drive-times each way from Dulles to Ft. Belvoir). Candidly, these highly educated individuals, who are the life blood of NGA, will not tolerate this profoundly

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negative impact on their quality of life. They will, most likely, leave the service of their country to seek private sector jobs closer to their homes. This potential "brain drain" from NGA will severely cripple the Agency's ability to meet their operational mission objectives, and effectively negate any potential benefits associated with the implementation of BRAC.

- Should the relocation take place, and these 5,000 plus employees and support contractors now be required to commute from their Reston area homes to Ft. Belvoir, they will materially add to the already inadequate traffic infrastructure as they traverse the over thirty miles between Reston and southern Fairfax County. Additionally, while the NGA Reston campus enjoys adequate public transportation service, the only way NGA employees who have relocated to Reston to reduce their commute and/or to use public transportation can get to Ft. Belvoir is via private vehicles as there is no viable public transportation link between these two remote geographic areas.
- Lastly, one of the main missions of BRAC was to implement meaningful cost savings by closing facilities and consolidating functions. It is ironic that this is perhaps the most compelling reason why the NGA Reston campus should be maintained. By our estimates, NGA will incur over \$80 million in costs just to satisfy their existing lease termination obligations at the NGA Reston campus! This expenditure is not associated with the construction of new NGA facilities, but merely to meet their existing lease obligations, with no residual benefit to NGA or the tax payer. When you calculate the incremental increase in cost of replicating the base building and technical infrastructure associated with the 700,000 square foot NGA Reston campus at Ft. Belvoir, which we conservatively estimate based on our current market knowledge to be \$300/RSF in FY2010 dollar, the government will incur another \$210M. The total lease termination costs, and increased construction costs to replicate their current facilities in 2009 is easily in excess of \$300M. Further, this does not reflect the intangible costs to NGA of losing many of their "best and brightest" employees who will not make the move from Reston, and the decrease in productivity from those who do and face the extraordinary demands of a grinding three hour daily commute.

Certainly, from every logical measure -highly secure, mission responsive facilities, employee-conducive location, minimal impact on the local community, highly cost effective solution, and assured mission redundancy - maintaining the NGA Reston Campus should be and must be the objective of NGA, DoD, and the BRAC Commission. While we applaud the BRAC Commission, and Congress, for making the tough decisions associated with the implementation of BRAC, we also believe that this does not preclude making the right decisions when faced with compelling evidence in support of maintaining existing mission-critical facilities. We strongly believe that this is the case with the NGA Reston Campus.

Attached please find background information on the NGA Reston Campus that may be helpful to you in your consideration of this issue. Additionally, all of us at Boston Properties stand ready to meet with you and other BRAC representatives to discuss the specifics of this letter. Thank you for your consideration of this request, and we sincerely believe that embracing this cause is clearly in the best interests of DoD, NGA, and our country.

Sincerely,



Raymond A. Ritchey

Attachments

cc: The Honorable James H. Bilbray
The Honorable Philip E. Coyle, III
Admiral Harold W. Gehman Jr, USN (Ret)
The Honorable Jim Hansen
General James T. Hill, USA (Ret)
General Lloyd Newton, USAF (Ret)
The Honorable Samuel K. Skinner
Brigadier General Sue Ellen Turner, USAF (Ret)
Charles Battaglia, Executive Director

National Geospatial Intelligence Agency Campus in Reston, Virginia

Please see attached photos/site plan

Background on NGA Building under Construction and its Compliance with Security Standards

The 12290 Sunrise Valley Drive meets all DoD Minimum Antiterrorist Security Standards

* 12290 Sunrise Valley Drive, also referred to as Parcel E, was built by Boston Properties

1. **Standoff Distances:** Office Buildings must be set back at least 82 feet (25 meters) from the “controlled perimeter.”
 - ✓ Parcel E is compliant. The building is 82.53 feet at its closest point to the perimeter.
2. **Progressive Collapse Avoidance:** The building’s structure must be designed with sufficient continuity, redundancy or energy dissipating capacity as to “prevent collapse.”
 - ✓ Parcel E is compliant. Column spacing and additional structures have been added to the building in order to meet this requirement.
3. **Protective Glazing:** All exterior windows and doors must also be fitted with 6mm, laminated glass consisting of two nominal 3mm (1/8 in.) glass panes bonded together with a minimum of a .75mm polyvinyl-butyl (PVB) layer.
 - ✓ Parcel E is compliant. There is a flexible system that includes blast resistant, laminated glass as well as significant steel reinforcing within the mullions. The glass is 2 layers of 3/16 inch glass panels bonded by a 1.5mm polyvinyl-butyl (PVB) layer.
4. **Mailroom Ventilation:** Mailrooms should be located to the perimeter of the building and must be constructed with full height walls that extend to (and seal to) the underside of the roof or the floor above. Furthermore mailrooms must be served by a separate, dedicated air ventilation system so as not to distribute any contaminants throughout the rest of the building. For the same reason, the mailroom HVAC system must be run so as to maintain negative pressurization in the room.
 - ✓ Parcel E is compliant.
5. **Emergency Air Distribution Shutoff:** The building’s HVAC system must have been an easily accessible shutdown switch that will immediately turn off the buildings entire air distribution in order to prevent airborne contaminants from being spread throughout the facility.
 - ✓ Parcel E is compliant. Air system can be shutoff from with in the building and from outside the building using a remote.
6. **Parking Control:** Parking beneath the building (or on the rooftop) should be eliminated except to those areas where limited real estate makes this impossible. In all cases, access to parking must be controlled to prevent unauthorized vehicles from entering.
 - ✓ Parcel E is compliant. There is not any parking beneath the building.

Note: The tenant, NGA, has informed us that the other 2 buildings on the NGA campus which were not designed and built by Boston Properties do comply with the DoD Minimum Security Standards.

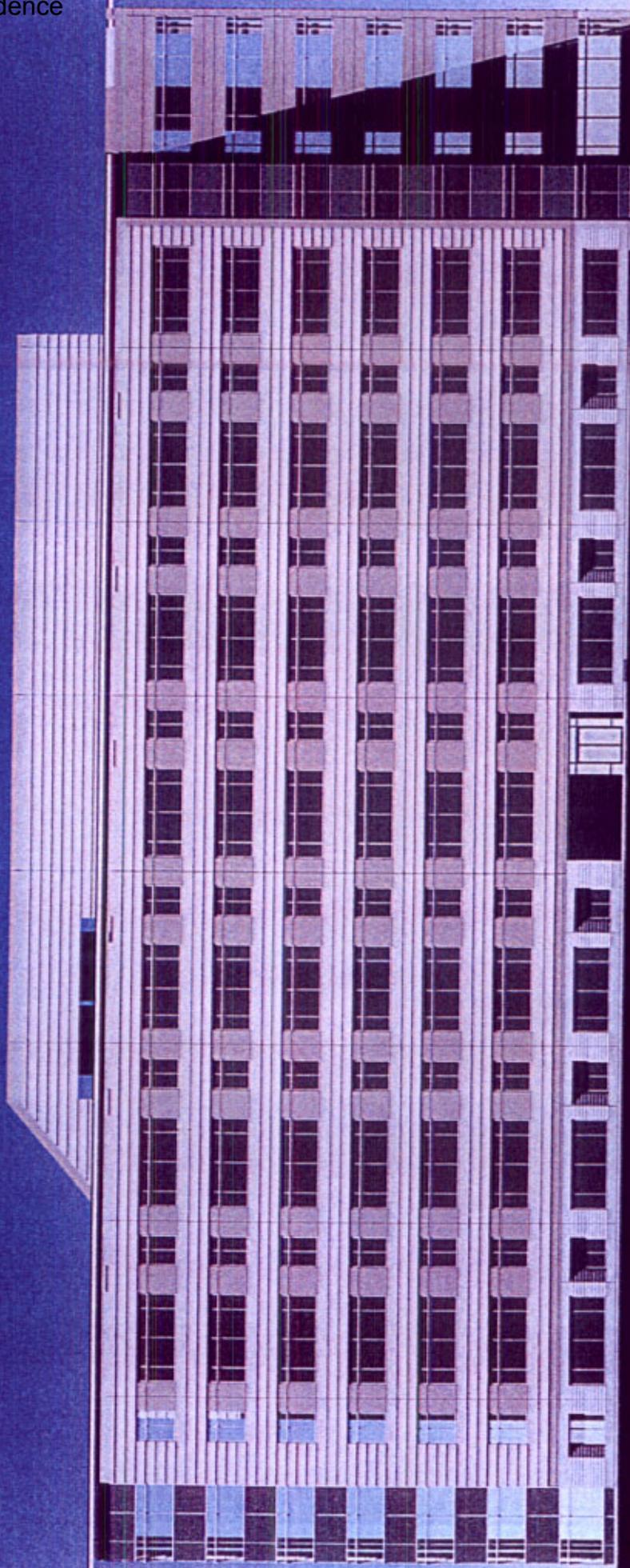
National Geospatial Intelligence Agency Campus in Reston, Virginia

Please see attached photos/site plan

Background on Existing NGA Complex in Reston

- NGA(through Lockheed Martin) leases approximately 700,000 RSF from Boston Properties at NGA Campus in Reston, Virginia
- Two Existing Buildings:
 - 1230 Sunrise Valley Drive: 255,244 RSF; Lease Expiration Date-5/31/2010
 - 12310 Sunrise Valley Drive: 263,870 RSF; Lease Expiration Date-10/31/2009
 - All spaces leased at \$26.74/RSF NNN flat for remainder of term.
 - Significant termination payments associated with move-out.
- Building under Construction:
 - 12290 Sunrise Valley Drive: 182,000 RSF; Lease Expiration Date-June 2016.
 - Right to terminate in 2012 with major termination payments.
 - All buildings meet or exceed DOD Security Standards.
 - NGA estimates \$80M plus in costs to vacate Reston in payments/retrofits.

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KEY NOTES

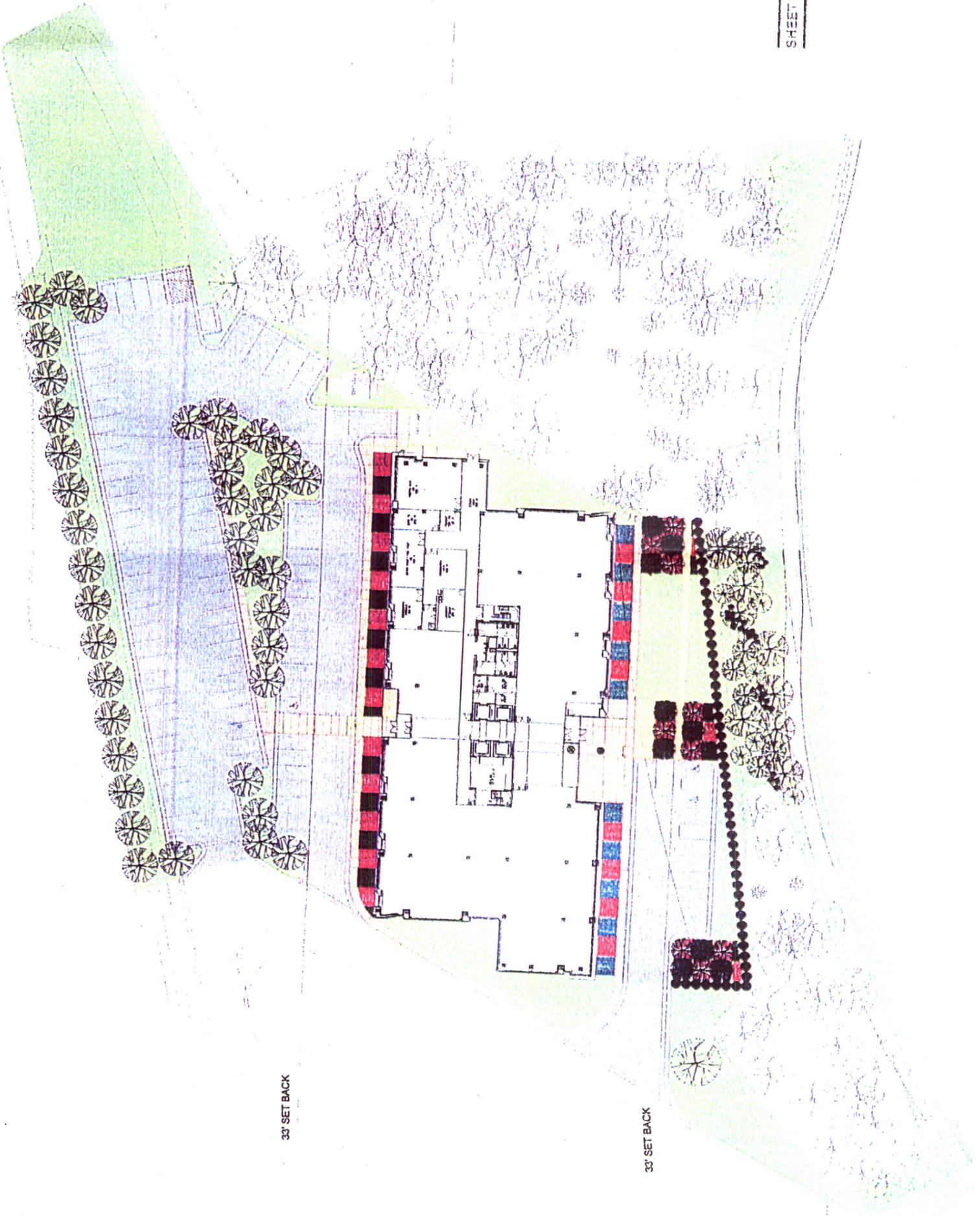
NGA

National Geospatial-Intelligence Agency
Reston, Virginia

2024, Sheet 1/4
Scale: 1/8" = 1'-0"
Project: NGA
Drawing: 4713-000
Author: [Redacted]
Date: 11/11/2024

Gensler

SYMBIOSIS



SHEET NOTES

Project No.
Drawing No.
Client Name
Date
Scale

1/21/2024

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