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<td>Saint Louis</td>
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1. COMPONENT
   DEF (NGA)

2. DATE (YYYYMMDD)
   February 2018

3. INSTALLATION AND LOCATION
   St. Louis, Missouri

4. COMMAND
   NGA

5. AREA CONSTRUCTION COST INDEX
   1.03

6. PERSONNEL
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7. INVENTORY DATA ($000)
   a. TOTAL ACREAGE
      97.20
   b. INVENTORY TOTAL AS OF 2018
      801.00
   c. AUTHORIZATION NOT YET IN INVENTORY
      175,000.00
   d. AUTHORIZATION REQUESTED IN THIS PROGRAM
      323,600.00
   e. AUTHORIZATION INCLUDED IN FOLLOWING PROGRAM
      337,800.00
   f. PLANNED IN NEXT THREE PROGRAM YEARS
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   g. REMAINING DEFICIENCY
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   h. GRAND TOTAL
      837,201.00

8. PROJECTS REQUESTED IN THIS PROGRAM
   a. CATEGORY
   b. COST ($000)
   c. DESIGN STATUS
      (1) CODE  (2) PROJECT TITLE  (3) SCOPE  (4) TOTAL
      141-456  Next NGA West (N2W) Complex, Ph 1 Increment 2
               a. 286,300 SF Occupied Bldgs.
               b. 496,125 SF Pkg. Structure
               213,600
      141-456  Next NGA West (N2W) Complex, Ph 2 Increment 1
               a. 481,300 SF Occupied Bldgs.
               b. 496,125 SF Pkg. Structure
               110,000
      141-456  Next NGA West (N2W) Complex, Ph 2 Increment 2 (FY 2020)
               337,800

9. FUTURE PROJECTS
   Next NGA West (N2W) Complex, Ph 2, Increment 2 (FY 2020)

10. MISSION OR MAJOR FUNCTIONS
    National Geospatial-Intelligence Agency (NGA) is a defense combat support agency that provides geospatial-intelligence (GEOINT) functional management, intelligence products, and services to the Intelligence Community (IC), DOD, and other federal entities in support of national security objectives.

11. OUTSTANDING POLLUTION AND SAFETY DEFICIENCIES
    A. Air Pollution
       0
    B. Water Pollution
       0
    C. Occupational Safety and Health
       0
3. INSTALLATION AND LOCATION
St. Louis, Missouri

4. PROJECT TITLE
Next NGA West (N2W) Complex, Ph. 1 Increment 2

5. PROGRAM ELEMENT

| Category Code | 141-56 |

6. CATEGORY CODE

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<th>8. PROJECT COST ($000)</th>
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9. COST ESTIMATES

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<td>ESTIMATED CONTRACT COST</td>
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Equipment from other appropriations | | | | 320,397 |
### Description of Proposed Construction

Construct Phase 1 of the Next NGA West (N2W) Complex on property provided by the City of St. Louis, MO to the Department of Defense. This project will construct slightly less than half the total scope needed to completely replace NGA’s compound on South Second Street in St. Louis. This project will include approximately one-third of the Main Operations Building (MOB) requirement, a Central Utility Plant (CUP), two access control points, and structured parking.

The MOB will include open office seating, a police center, analyst/planner collaboration areas, joint staff offices, executive offices, meeting rooms, machine rooms, mail room, and storage space. The MOB will be built to Sensitive Compartmented Information Facility (SCIF) standards and contain elevators, raised access flooring, TEMPEST shielding, resilient primary power and Uninterruptable Power Supply (UPS) systems to ensure continuity of operations.

The CUP will be sized to support both Phase 1 and Phase 2 requirements, but only include the mechanical equipment for the MOB sized in this project.

Each vehicle/pedestrian ACP includes necessary features such as traffic control features, gatehouse, guard booths and over-watch position.

Structured parking will include a garage with enough space to support approximately half the final population of the N2W complex.

Special foundations include drilled shafts and shear walls.

Physical security mitigation will be in accordance with DoD Minimum Anti-Terrorism Standards for Buildings. Anti-Terrorism/Force Protection (AT/FP) features will include facility access control, setbacks, blast resistant exterior, Intrusion Detection Systems (IDS), and progressive collapse requirements, and comply with AT/FP regulations.

Site preparation includes standard clearing and grubbing, cut and fill, grading, and environmental protection structures.

Utilities infrastructure will include primary electrical service, water, sewer, gas, steam and chilled water, off-site connection/services from utility providers, secure telecommunications, building information systems, standby generators, and fuel oil system and storage.

Site improvements will consist of surface parking for the VCC, storm drainage, curb and gutter, walkways, patios, roads, and landscaping, as well as an integrated program management office.

Site antiterrorism measures will establish perimeter fence line and surveillance capabilities.

Department of Defense principles for high performance and sustainable building requirements will be included in the design and construction of the project in accordance with federal laws and Executive Orders. Energy Monitoring Control Systems (EMCS) will be integrated into the infrastructure. Low Impact Development will be included in the design and construction of this project as appropriate to include storm water management features.

Facilities will be designed to meet or exceed the useful service life specified in DoD Unified Facility Criteria. Facilities will incorporate features that provide the lowest practical life cycle cost solutions satisfying the facility requirements with the goal of maximizing energy efficiency.
11. REQUIREMENT: 767,600 SF
   ADEQUATE: 0 SF
   SUBSTANDARD: 907,872 SF

   *Above amounts account for occupied facilities only.

PROJECT: Construct new intelligence complex to replace NGA’s St. Louis Second Street compound. (Current Mission)

REQUIREMENT: The N2W complex is required to provide safe, secure, and efficient facilities that will meet NGA’s long-term requirements and vision for Geospatial-Intelligence (GEOINT). An open and flexible work environment that is scalable, reconfigurable, and adaptable is required to support changing mission requirements. Mission critical systems and all associated equipment require the ability to operate from backup power source(s) without interrupting 100% of the estimated peak load requirements.

The complex will accommodate a total workforce of approximately 3,150 government personnel and contractors. Phase 1 (NGA-016A) will support approximately 1,100 personnel and Phase 2 (NGA-016B) will support approximately 2,050 personnel. The completed intelligence complex includes a Main Operations Building (MOB) with Central Utility Plant (CUP), Visitor Control Center (VCC), Remote Inspection Facility (RIF), Access Control Points (ACP), as well as structured and surface parking.

CURRENT SITUATION: The Second Street compound occupies approximately 908,000 square feet in fifteen separate buildings used for intelligence production, analysis, archival storage, training, administration offices, and maintenance shops. These buildings represent the oldest facilities in the Intelligence Community, where most of the primary facility was constructed in 1918 and has been expanded with additions in 1965 and 1986. In addition, the aged facilities do not comply with current building standards for seismic safety although it lies within the active New Madrid Seismic Zone, which has produced major earthquakes. These facilities have far exceeded their useful life, have a steadily growing maintenance backlog, and experience more frequent failures that are becoming more acute and disruptive to the mission.

Furthermore, the 27-acre compound is in an industrial area on the bank of the Mississippi River just south of downtown St. Louis. The site is surrounded by the Sigma-Aldrich Chemical Plant to the south, the Anheuser-Busch Brewery to the northwest, an active industrial rail yard to the northeast, and a rail line to the east running between the compound and the river. The constrained site requires NGA to lease land from both the chemical plant and brewery to provide approximately 600 additional parking spaces. Public transportation or other means of transportation is not available to support the assigned personnel. In addition, the site is incapable of meeting current security standards, much less the requirements necessary to protect an intelligence facility.

Due to NGA’s consolidation into NGA Campus East (NCE) during BRAC 2005, there is now an increased reliance on the Second Street compound for continuity of operations; however the infrastructure at the compound was neither originally designed, nor is well-suited to support the dynamically correlated and adaptable intelligence data methods and services required of the GEOINT mission. It is becoming increasingly difficult and cost prohibitive to accommodate technology changes in existing facilities that are more suitable to a flexible and adaptable multi-purpose office environment.

IMPACT IF NOT PROVIDED: Intelligence operations will continue to be performed out of substandard and inadequately protected facilities putting mission and personnel at risk. Increased investments will be required to maintain the existing facilities including upgrades to support technology changes. These conditions will persist and continue to worsen until the Phase 1 and Phase 2 replacement facilities are fully operational in the 2023 timeframe.

JOINT USE CERTIFICATION: NGA considers that this project and the selected site have the potential for joint use; however, the scopes for Phase 1 and Phase 2 of the N2W complex only fund and support current mission requirements and partners. The site was selected with acreage sufficient to support future expansion of mission requirements beyond the funding requested for this project. Such expansion would allow mission partners with compatible or complimentary requirements to collocate with NGA.
12. SUPPLEMENTAL DATA:

a. Estimated Execution Data:

(1) Acquisition Strategy: Design Build

(2) Design Data:

(a) Design or Request for Proposal (RFP) Started: SEP 2016
(b) Percent of Design Completed as of 1 JAN 2018: 10%
(c) Design or RFP Complete: MAR 2018
(d) Total Design Cost ($000): 20,240
(e) Energy Study and/or Life Cycle Analysis performed: Yes
(f) Standard or definitive design used? Yes

(3) Construction Data:

(a) Contract Award: MAR 2019
(b) Construction Start: SEP 2019
(c) Construction Complete: FEB 2023

b. Equipment associated with this project provided from other appropriations:

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<th>EQUIPMENT NOMENCLATURE</th>
<th>PROCURING APPROPRIATION</th>
<th>FISCAL YEAR APPROPRIATED OR REQUESTED</th>
<th>COST ($000)</th>
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c. Funding Profile:

Authorizations
FY 2018                                       $381,000,000
Cost Variation December 2017                    $  7,600,000
$388,600,000

Appropriations
FY 2018                                       $175,000,000
FY 2019                                       $213,600,000
$388,600,000
### Primary Facilities
- **Main Operations Building (141456)**: 464,500 SF at 574.84 ($000)
- **Central Utilities Plant Built-in Equipment**: 7,300 SF at 601.26 ($000)
- **Visitor Control Center (730832)**: 9,500 SF at 618.17 ($000)
- **Remote Inspection Facility (422275)**: 496,125 SF at 62.39 ($000)
- **Special Foundations**: 1 LS at 16,141 ($000)
- **Antiterrorism Measures**: 1 LS at 12,603 ($000)
- **Sustainability and Energy Features**: 1 LS at 4,006 ($000)
- **Building Commissioning**: 1 LS at 4,160 ($000)

### Supporting Facilities
- **Steam and Chilled Water System**: 1 LS at 555 ($000)
- **Paving, Walks, Curbs and Gutters**: 1 LS at 8,336 ($000)
- **Site Improvements**: 1 LS at 12,178 ($000)
- **Information Systems**: 1 LS at 9,678 ($000)
- **Antiterrorism Measures**: 1 LS at 554 ($000)

### Estimated Contract Cost
- **Contingency (5.0%)**: 383,549 ($000)

### Subtotal
- **SIOH (5.7%)**: 402,726 ($000)
- **Design/Build – Design Cost (4.0%)**: 22,955 ($000)
- **Engineering During Construction (EDC) (1.5%)**: 16,109 ($000)

### Total Request
- **Total Request**: 447,831 ($000)

**Note**: Equipment from other appropriations is included in the total request.
Constructs Phase 2 of the Next NGA West (N2W) Complex which will completely replace NGA’s current sub-standard facilities located on South Second Street in St. Louis. This project will construct the balance of the Main Operations Building (MOB) requirement, provide equipment for the Central Utility Plant (CUP), and construct a Visitor Control Center (VCC), a Remote Inspection Facility (RIF), and a structured parking garage.

The MOB will include open office seating, an operations center, analyst/planner collaboration areas, joint staff offices, executive offices, meeting rooms, machine rooms, and storage space. The MOB will be built to Sensitive Compartmented Information Facility (SCIF) standards and contain elevators, raised access flooring, TEMPEST shielding, resilient primary power and Uninterruptable Power Supply (UPS) systems to ensure continuity of operations.

The CUP built-in equipment provides the additional mechanical and electrical systems to support the MOB.

The VCC is a separate, stand-alone facility which supports overall access to the site.

The RIF will all deliveries to the site and will be remote from the MOB and CUP to address security requirements.

Structured parking will be a parking garage to fulfill parking requirements for the completed N2W complex.

Special foundations include drilled shafts and shear walls.

Physical security mitigation will be in accordance with DoD Minimum Anti-Terrorism Standards for Buildings. Anti-Terrorism/Force Protection (AT/FP) features will include facility access control, setbacks, blast resistant exterior, Intrusion Detection Systems (IDS), and progressive collapse requirements, and comply with AT/FP regulations.

Site preparation includes standard clearing and grubbing, cut and fill, grading, and environmental protection structures.

Utilities infrastructure will include steam and chilled water, secure telecommunications, and building information systems.

Site improvements will include storm drainage, curb and gutter, walkways, patios, roads, and landscaping.

Department of Defense principles for high performance and sustainable building requirements will be included in the design and construction of the project in accordance with federal laws and Executive Orders. Energy Monitoring Control Systems (EMCS) will be integrated into the infrastructure. Low Impact Development will be included in the design and construction of this project as appropriate to include storm water management features.

Facilities will be designed to meet or exceed the useful service life specified in DoD Unified Facility Criteria. Facilities will incorporate features that provide the lowest practical life cycle cost solutions satisfying the facility requirements with the goal of maximizing energy efficiency.
PROJECT: Construct Phase 2 of the new intelligence complex including the Main Operations Building (MOB) and other supporting facilities to replace NGA’s substandard facilities located at the St. Louis Arsenal (Second Street compound). (Current Mission)

REQUIREMENT: The N2W complex is required to provide safe, secure, and efficient facilities that will meet NGA’s long-term requirements and vision for Geospatial-Intelligence (GEOINT). An open and flexible work environment that is scalable, reconfigurable, and adaptable is required to support changing mission requirements. Mission critical systems and all associated equipment require the ability to operate from backup power source(s) without interrupting 100% of the estimated peak load requirements.

The complex will accommodate a total workforce of approximately 3,150 government personnel and contractors. Phase 1 (FY 2018 NGA-016A) supported approximately 1,100 personnel and Phase 2 (NGA-016B) will support approximately 2,050 personnel. The completed intelligence complex includes a Main Operations Building (MOB) with Central Utility Plant (CUP), Visitor Control Center (VCC), Remote Inspection Facility (RIF), Access Control Points (ACP), as well as structured and surface parking.

CURRENT SITUATION: NGA occupies approximately 908,000 square feet in fifteen separate buildings used for intelligence production, analysis, archival storage, training, administration offices, and maintenance shops. These buildings represent the oldest facilities in the Intelligence Community, where most of the primary facility was constructed in 1918 and has been expanded with additions in 1965 and 1986. In addition, the aged facilities do not comply with current building standards for seismic safety although it lies within the active New Madrid Seismic Zone, which has produced major earthquakes. These facilities have far exceeded their useful life, have a steadily growing maintenance backlog, and experience more frequent failures that are becoming more acute and disruptive to the mission.

Furthermore, the 27-acre Second Street compound is in an industrial area on the bank of the Mississippi River just south of downtown St. Louis. The site is surrounded by the Sigma-Aldrich Chemical Plant to the south, the Anheuser-Busch Brewery to the northwest, an active industrial rail yard to the northeast, and a rail line to the east running between the compound and the river. The constrained site requires NGA to lease land from both the chemical plant and brewery to provide approximately 600 additional parking spaces. Public transportation or other means of transportation is not available to support the assigned personnel. In addition, the site is incapable of meeting current security standards, much less the requirements necessary to protect an intelligence facility.

Due to NGA’s consolidation into NGA East during BRAC 2005, there is now an increased reliance on the Second Street compound for continuity of operations; however the infrastructure at the compound was neither originally designed, nor is well-suited to support the dynamically correlated and adaptable intelligence data methods and services required of the GEOINT mission. It is becoming increasingly difficult and cost prohibitive to accommodate technology changes in existing facilities that are more suitable to a flexible and adaptable multi-purpose office environment.

IMPACT IF NOT PROVIDED: Intelligence operations will be split between the new facilities constructed in Phase 1 and continue to be performed out of substandard and inadequately protected facilities putting mission and personnel at risk. Increased investments will be required to maintain the existing facilities including upgrades to support technology changes. These conditions will persist and continue to worsen until the Phase II replacement facilities are fully operational in the 2023 timeframe.

JOINT USE CERTIFICATION: NGA considers that this project and the selected site have the potential for joint use; however, the scopes for Phase 1 and Phase 2 of the N2W complex only fund and support current mission requirements and partners. The site was selected with acreage sufficient to support future expansion of mission requirements beyond the funding requested for this project. Such expansion would allow mission partners with compatible or complimentary requirements to collocate with NGA.
12. SUPPLEMENTAL DATA:

a. Estimated Execution Data:

(1) Acquisition Strategy: Design Build

(2) Design Data:
(a) Design or Request for Proposal (RFP) Started: SEP 2016
(b) Percent of Design Completed as of 1 JAN 2018: 10%
(c) Design or RFP Complete: MAR 2018
(d) Total Design Cost ($000): 23,760
(e) Energy Study and/or Life Cycle Analysis performed: Yes
(f) Standard or definitive design used? Yes

(3) Construction Data:
(a) Contract Award: JAN 2020
(b) Construction Start: JUL 2020
(c) Construction Complete: DEC 2023

b. Equipment associated with this project provided from other appropriations:

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<th>EQUIPMENT NOMENCLATURE</th>
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<th>FISCAL YEAR APPROPRIATED OR REQUESTED</th>
<th>COST ($000)</th>
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<td>6,200</td>
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<td>2022</td>
<td>28,348</td>
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<td>2023</td>
<td>63,564</td>
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<td>2024</td>
<td>27,700</td>
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<tr>
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<td>Furnishings, Fixtures, and Equipment</td>
<td>O&amp;M, DW</td>
<td>2023</td>
<td>27,000</td>
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c. Funding Profile:

Authorizations
FY 2019 $447,800,000

Appropriations
FY 2019 $110,000,000
FY 2020 $337,800,000
$447,800,000
Work in Place (WIP) Curve
Next NGA West (N2W) Campus
Phase II (NGA-016B)