

**National Geospatial-Intelligence Agency
 FY 2018 Military Construction, Defense-Wide
 (\$ in Thousands)**

<u>State/Installation/Project</u>	<u>Authorization Request</u>	<u>New/ Approp. Request</u>	<u>Current Mission</u>	<u>Page No.</u>
Missouri				
Saint Louis				
Next NGA West (N2W) Complex, Phase 1	381,000	381,000	C	117
Total	381,000	381,000		

1. COMPONENT DEF (NGA)		FY 2018 MILITARY CONSTRUCTION PROGRAM						2. DATE (YYYYMMDD) May 2017			
3. INSTALLATION AND LOCATION St. Louis, Missouri						4. COMMAND NGA			5. AREA CONSTRUCTION COST INDEX 1.03		
6. PERSONNEL ///CLASSIFIED///		(1) PERMANENT			(2) STUDENTS			(3) SUPPORTED			(4) TOTAL
		OFFICER	ENLISTED	CIVILIAN	OFFICER	ENLISTED	CIVILIAN	OFFICER	ENLISTED	CIVILIAN	
a. AS OF											0
b. END FY											0
7. INVENTORY DATA (\$000)											
a. TOTAL ACREAGE										0.00	
b. INVENTORY TOTAL AS OF 2017										801.00	
c. AUTHORIZATION NOT YET IN INVENTORY										0.00	
d. AUTHORIZATION REQUESTED IN THIS PROGRAM										381,000.00	
e. AUTHORIZATION INCLUDED IN FOLLOWING PROGRAM										439,100.00	
f. PLANNED IN NEXT THREE PROGRAM YEARS										0.00	
g. REMAINING DEFICIENCY										0.00	
h. GRAND TOTAL										820,901.00	
8. PROJECTS REQUESTED IN THIS PROGRAM											
a. CATEGORY						b. COST (\$000)		c. DESIGN STATUS			
(1) CODE	(2) PROJECT TITLE			(3) SCOPE				(1) START	(2) COMPLETE		
141-456	Next NGA West (N2W) Complex, Ph 1			a. 286,300 SF Occupied Bldgs b. 496,125 SF Pkg Structure			381,000	Sep 2016	Mar 2019		
9. FUTURE PROJECTS											
141-456, Next NGA West (N2W) Complex, Ph 2 (FY19), a. 481,300 SF Occupied Bldgs, Cost (\$000): 439,100 b. 496,125 SF Pkg Structure											
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											
										(\$000)	
A. Air Pollution										0	
B. Water Pollution										0	
C. Occupational Safety and Health										0	

1. Component NGA	FY 2018 MILITARY CONSTRUCTION PROJECT DATA			2. Date May 2017
3. Installation and Location Saint Louis, MO		4. Project Title Next NGA West (N2W) Complex, Ph 1		
5. Program Element	6. Category Code 141-456	7. Project Number NGA-016A	8. Project Cost (\$000) \$381,000	
9. Cost Estimates				
Item	U/M	Quantity	Unit Cost	Cost (\$000)
PRIMARY FACILITIES				<u>241,602</u>
Main Operations Building (141456)	SF	248,300	558.56	(138,689)
Central Utilities Plant (821114)	SF	38,000	1,182.09	(44,919)
Access Control Point (730837)	EA	2	977,727.00	(1,955)
Structured Parking (853101)	SF	496,125	60.54	(30,036)
Special Foundations	LS	1		(12,387)
Antiterrorism Measures	LS	1		(8,662)
Sustainability and Energy Features	LS	1		(2,095)
Building Commissioning	LS	1		(2,858)
SUPPORTING FACILITIES				<u>84,728</u>
Electric Service	LS	1		(45,127)
Water, Sewer, and Gas	LS	1		(6,132)
Steam and Chilled Water System	LS	1		(2,155)
Paving, Walks, Curbs and Gutters	LS	1		(6,261)
Storm Drainage	LS	1		(2,193)
Site Imp (18,917) Demo (0)	LS	1		(18,917)
Off-Site Improvements	LS	1		(650)
Information Systems	LS	1		(2,756)
Antiterrorism Measures	LS	1		(537)
ESTIMATED CONTRACT COST				326,330
Contingency (5.0%)				16,316
SUBTOTAL				342,646
SIOH (5.7%)				19,531
Design/Build – Design Cost (4.0%)				13,706
Engineering During Construction (EDC) (1.5%)				5,140
TOTAL REQUEST				381,023
TOTAL REQUEST (Rounded)				381,000
Equipment from other appropriations				212,761

1. Component NGA	FY 2018 MILITARY CONSTRUCTION PROJECT DATA		2. Date May 2017
3. Installation and Location Saint Louis, MO		4. Project Title Next NGA West (N2W) Complex, Ph 1	
5. Program Element	6. Category Code 141-456	7. Project Number NGA-016A	8. Project Cost (\$000) \$381,000
<p>10. 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.</p> <p>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.</p> <p>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.</p> <p>Each vehicle/pedestrian ACP includes necessary features such as traffic control features, gatehouse, guard booths and overwatch position.</p> <p>Structured parking will include a garage with enough space to support approximately half the final population of the N2W complex.</p> <p>Special foundations include drilled shafts and shear walls.</p> <p>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.</p> <p>Site preparation includes standard clearing and grubbing, cut and fill, grading, and environmental protection structures.</p> <p>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.</p> <p>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.</p> <p>Site antiterrorism measures will establish perimeter fence line and surveillance capabilities.</p> <p>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.</p> <p>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.</p>			

1. Component NGA	FY 2018 MILITARY CONSTRUCTION PROJECT DATA		2. Date May 2017
3. Installation and Location Saint Louis, MO		4. Project Title Next NGA West (N2W) Complex, Ph 1	
5. Program Element	6. Category Code 141-456	7. Project Number NGA-016A	8. Project Cost (\$000) \$381,000
<p>11. REQUIREMENT: 767,600 SF ADEQUATE: 0 SF SUBSTANDARD: 907,872 SF *Above amounts account for occupied facilities only.</p> <p>PROJECT: Construct new intelligence complex to replace NGA's St. Louis Second Street compound. (Current Mission)</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>			

1. Component NGA	FY 2018 MILITARY CONSTRUCTION PROJECT DATA		2. Date May 2017
3. Installation and Location Saint Louis, MO		4. Project Title Next NGA West (N2W) Complex, Ph 1	
5. Program Element	6. Category Code 141-456	7. Project Number NGA-016A	8. Project Cost (\$000) \$381,000

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.

1. Component NGA	FY 2018 MILITARY CONSTRUCTION PROJECT DATA			2. Date May 2017
3. Installation and Location Saint Louis, MO		4. Project Title Next NGA West (N2W) Complex, Ph 1		
5. Program Element	6. Category Code 141-456	7. Project Number NGA-016A	8. Project Cost (\$000) \$381,000	
12. SUPPLEMENTAL DATA:				
a. Estimated Design Data:				
(1) Status:				
(a) Design Start Date		SEP 2016		
(b) Percent Complete as of 1 JAN 2017		10%		
(c) Expected 35% Design Date		JUL 2018		
(d) 100% Design Completion Date		MAR 2019		
(e) Parametric Design (Yes or No)		Yes		
(f) Type of Design Contract		Design/Build		
(2) Basis:				
(a) Standard or Definitive Design – (YES/NO)		No		
(b) Where Design Was Most Recently Used:		N/A		
(3) Total Cost (c) = (a) + (b) or (d) + (e):				
(a) Production of Plans and Specifications		Cost (\$000)		
(i) Design Build RFP – P&D		20,908		
(ii) Design Build Design – MILCON		7,202		
(b) All Other Design Costs		13,706		
(c) Total		0		
(d) Contract		20,908		
(e) In-house		20,908		
(f) In-house		--		
(4) Contract Award		JUL 2018		
(5) Construction Start		April 2019		
(6) Construction Completion		MAY 2022		
b. Equipment associated with this project provided from other appropriations:				
EQUIPMENT NOMENCLATURE	PROCURING APPROPRIATION	FISCAL YEAR APPROPRIATED OR REQUESTED	COST (\$000)	
Security Management System Support	O&M, DW	2018	1,402	
Security Management System Equipment	P, DW	2018	755	
Security Management System Support	O&M, DW	2019	2,925	
Security Management System Equipment	P, DW	2019	6,103	
Security Management System Support	O&M, DW	2020	13,147	
Security Management System Equipment	P, DW	2020	22,699	
Communication Equipment	P, DW	2018	5,000	
Communication Support	O&M, DW	2020	29,393	
Communication Equipment	P, DW	2020	114,661	
Furnishings, Fixtures, and Equipment	O&M, DW	2021	16,676	

Work in Place (WIP) Curve Next NGA West (N2W) Campus, Ph 1

