

**National Geospatial-Intelligence Agency
 FY 2020 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 2 Increment 2	-	218,800	C	84
Total	-	218,800		

1. COMPONENT DEF (NGA)	FY 2020 MILITARY CONSTRUCTION PROJECT DATA			2. DATE (YYYYMMDD) March 2019
3. INSTALLATION AND LOCATION St. Louis, Missouri		4. PROJECT TITLE Next NGA West (N2W) Complex, Ph. 2 Increment 2		
5. PROGRAM ELEMENT	6. CATEGORY CODE 141-56	7. PROJECT NUMBER NGA-016B	8. PROJECT COST (\$000) \$218,800	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES				<u>352,248</u>
Main Operations Building (141456)	SF	464,500	574.84	(267,014)
Central Utilities Plant Built-in Equipment	LS	1		(6,834)
Visitor Control Center (730832)	SF	7,300	601.26	(4,389)
Remote Inspection Facility (422275)	SF	9,500	618.17	(5,873)
Structured Parking (853101)	SF	496,125	62.39	(30,955)
Special Foundations	LS	1		(16,414)
Antiterrorism Measures	LS	1		(12,603)
Sustainability and Energy Features	LS	1		(4,006)
Building Commissioning	LS	1		(4,160)
SUPPORTING FACILITIES				<u>31,301</u>
Steam and Chilled Water System	LS	1		(555)
Paving, Walks, Curbs and Gutters	LS	1		(8,336)
Site Improvements	LS	1		(12,178)
Information Systems	LS	1		(9,678)
Antiterrorism Measures	LS	1		(554)
ESTIMATED CONTRACT COST				383,549
Contingency (5.0%)				19,177
SUBTOTAL				402,726
SIOH (5.7%)				22,955
Design/Build – Design Cost (4.0%)				16,109
Engineering During Construction (EDC) (1.5%)				6,041
TOTAL REQUEST				447,831
TOTAL REQUEST (Rounded)				447,800
Equipment from other appropriations				213,321

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10. DESCRIPTION OF PROPOSED CONSTRUCTION

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.

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11. REQUIREMENT: 767,600 SF **ADEQUATE:** 0 SF **SUBSTANDARD:** 907,872 SF

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 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.

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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 2019	35%
(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:	MAR 2019
(b) Construction Start:	SEP 2019
(c) Construction Complete:	AUG 2023

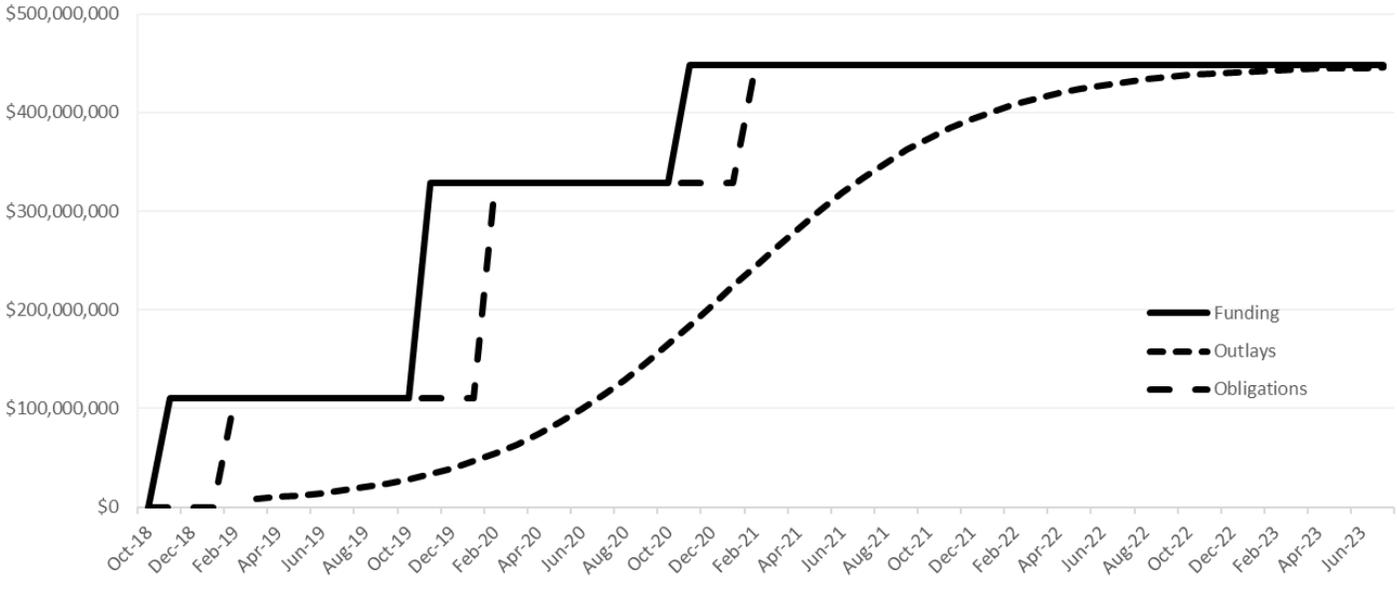
b. Equipment associated with this project provided from other appropriations:

EQUIPMENT NOMENCLATURE	PROCURING APPROPRIATION	FISCAL YEAR APPROPRIATED OR REQUESTED	COST (\$000)
Security Management System Support	O&M, DW	2022	10,000
Security Management System Support	O&M, DW	2023	9,860
Security Management System Equipment	P, DW	2023	1,500
Security Management System Support	O&M, DW	2024	9,149
Communication Support	O&M, DW	2022	6,200
Communication Equipment	P, DW	2022	28,348
Communication Support	O&M, DW	2023	6,400
Communication Equipment	P, DW	2023	63,564
Communication Support	O&M, DW	2024	6,600
Communication Equipment	P, DW	2024	27,700
Furnishings, Fixtures, and Equipment	O&M, DW	2022	44,000

c. Funding Profile:

Authorizations	
FY 2019	\$447,800,000
Appropriations	
FY 2019	\$110,000,000
FY 2020	\$218,800,000
FY 2021	<u>\$119,000,000</u>
	\$447,800,000

Work in Place (WIP) Curve Next NGA West (N2W) Campus Phase 2 (NGA-016B)



PROJECT SPENDING PLAN						
PROJECT: Next NGA West (N2W) Complex, St. Louis MO (Phase 2)						
As of: Jan-19						
All cost in thousands (\$000)						
	FUNDING		OBLIGATION		OUTLAYS	
Month - Year	Enacted	Cumulative	Obligated	Cumulative	Monthly	Cumulative
Nov-18	\$110,000	\$110,000	\$0	\$0	\$0	\$0
Dec-18	\$0	\$110,000	\$0	\$0	\$0	\$0
Jan-19	\$0	\$110,000	\$0	\$0	\$0	\$0
Feb-19	\$0	\$110,000	\$110,000	\$110,000	\$0	\$0
Mar-19	\$0	\$110,000	\$0	\$110,000	\$8,400	\$8,400
Apr-19	\$0	\$110,000	\$0	\$110,000	\$1,700	\$10,000
May-19	\$0	\$110,000	\$0	\$110,000	\$2,000	\$12,000
Jun-19	\$0	\$110,000	\$0	\$110,000	\$2,300	\$14,200
Jul-19	\$0	\$110,000	\$0	\$110,000	\$2,700	\$16,900
Aug-19	\$0	\$110,000	\$0	\$110,000	\$3,200	\$20,100
Sep-19	\$0	\$110,000	\$0	\$110,000	\$3,800	\$23,900
Oct-19	\$0	\$110,000	\$0	\$110,000	\$4,400	\$28,200
Nov-19	\$218,800	\$328,800	\$0	\$110,000	\$5,200	\$33,400
Dec-19	\$0	\$328,800	\$0	\$110,000	\$6,000	\$39,400
Jan-20	\$0	\$328,800	\$0	\$110,000	\$7,000	\$46,400
Feb-20	\$0	\$328,800	\$218,800	\$328,800	\$8,100	\$54,400
Mar-20	\$0	\$328,800	\$0	\$328,800	\$9,200	\$63,600
Apr-20	\$0	\$328,800	\$0	\$328,800	\$10,500	\$74,000
May-20	\$0	\$328,800	\$0	\$328,800	\$11,800	\$85,800
Jun-20	\$0	\$328,800	\$0	\$328,800	\$13,200	\$99,000
Jul-20	\$0	\$328,800	\$0	\$328,800	\$14,600	\$113,600
Aug-20	\$0	\$328,800	\$0	\$328,800	\$16,000	\$129,500
Sep-20	\$0	\$328,800	\$0	\$328,800	\$17,200	\$146,700
Oct-20	\$0	\$328,800	\$0	\$328,800	\$18,300	\$164,900
Nov-20	\$119,000	\$447,800	\$0	\$328,800	\$19,200	\$184,100
Dec-20	\$0	\$447,800	\$0	\$328,800	\$19,800	\$203,900
Jan-21	\$0	\$447,800	\$0	\$328,800	\$20,100	\$223,900
Feb-21	\$0	\$447,800	\$119,000	\$447,800	\$20,100	\$244,000
Mar-21	\$0	\$447,800	\$0	\$447,800	\$19,800	\$263,800
Apr-21	\$0	\$447,800	\$0	\$447,800	\$19,200	\$283,000
May-21	\$0	\$447,800	\$0	\$447,800	\$18,300	\$301,200
Jun-21	\$0	\$447,800	\$0	\$447,800	\$17,200	\$318,400
Jul-21	\$0	\$447,800	\$0	\$447,800	\$16,000	\$334,300
Aug-21	\$0	\$447,800	\$0	\$447,800	\$14,600	\$348,900
Sep-21	\$0	\$447,800	\$0	\$447,800	\$13,200	\$362,100
Oct-21	\$0	\$447,800	\$0	\$447,800	\$11,800	\$373,900
Nov-21	\$0	\$447,800	\$0	\$447,800	\$10,500	\$384,300
Dec-21	\$0	\$447,800	\$0	\$447,800	\$9,200	\$393,500
Jan-22	\$0	\$447,800	\$0	\$447,800	\$8,100	\$401,500
Feb-22	\$0	\$447,800	\$0	\$447,800	\$7,000	\$408,500
Mar-22	\$0	\$447,800	\$0	\$447,800	\$6,000	\$414,500
Apr-22	\$0	\$447,800	\$0	\$447,800	\$5,200	\$419,700
May-22	\$0	\$447,800	\$0	\$447,800	\$4,400	\$424,000
Jun-22	\$0	\$447,800	\$0	\$447,800	\$3,800	\$427,800
Jul-22	\$0	\$447,800	\$0	\$447,800	\$3,200	\$431,000
Aug-22	\$0	\$447,800	\$0	\$447,800	\$2,700	\$433,700
Sep-22	\$0	\$447,800	\$0	\$447,800	\$2,300	\$435,900
Oct-22	\$0	\$447,800	\$0	\$447,800	\$2,000	\$437,900
Nov-22	\$0	\$447,800	\$0	\$447,800	\$1,700	\$439,500
Dec-22	\$0	\$447,800	\$0	\$447,800	\$1,400	\$440,800
Jan-23	\$0	\$447,800	\$0	\$447,800	\$1,200	\$442,000
Feb-23	\$0	\$447,800	\$0	\$447,800	\$1,000	\$442,900
Mar-23	\$0	\$447,800	\$0	\$447,800	\$900	\$443,700
Apr-23	\$0	\$447,800	\$0	\$447,800	\$700	\$444,400
May-23	\$0	\$447,800	\$0	\$447,800	\$600	\$445,000
Jun-23	\$0	\$447,800	\$0	\$447,800	\$500	\$445,400
Jul-23	\$0	\$447,800	\$0	\$447,800	\$400	\$445,800
Aug-23	\$0	\$447,800	\$0	\$447,800	\$2,100	\$447,800