PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

Description

The Department of Homeland Security (DHS) is consolidating its headquarters in the National Capital Region (NCR). DHS's current facilities are dispersed across more than 40 locations in the NCR, which is adversely impacting critical communication, coordination, and cooperation across DHS's many components. A unified, secure campus that brings together DHS's executive leadership and operational management will enable more efficient and effective execution of DHS's incident management and command-and-control functions.

In accordance with the final Master Plan approved by the Commission of Fine Arts (CFA) on November 20, 2008 and by the National Capital Planning Commission (NCPC) on January 8, 2009, GSA proposes to develop a secure facility for DHS at St. Elizabeths, a National Historic Landmark. DHS's program will be housed on both the West Campus and East Campus but will function as one unified campus. This new complex will also result in significant taxpayer savings in the long run.

St. Elizabeths West Campus was transferred to the General Services Administration (GSA) from the Department of Health and Human Services (HHS) in 2004. It was identified as the best GSA-controlled site in the District of Columbia (DC) to meet DHS's minimum consolidation requirement of approximately 4.5 million gross square feet (gsf) of office and related space and parking in a secure setting on an acceptable timetable.[1] GSA proposes a phased development strategy beginning with the construction of the United States Coast Guard (USCG) headquarters as outlined below. In conjunction with the development of the site for use as the national headquarters of DHS, GSA has begun and proposes to continue repairing and upgrading the existing infrastructure on a phased basis in tandem with the development of St. Elizabeths. GSA also proposes site acquisitions to enhance access to the site and to mitigate traffic impacts to the local community as outlined in the Record of Decision dated December 16, 2008. There will also be a GSA field office on the campus.

[1] The approved Master Plan places up to 750,000 gsf and parking on the St. Elizabeths East Campus that is owned by the District of Columbia (DC). GSA is working closely with DC on this portion of the DHS headquarters consolidation.

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The goal of the infrastructure portion of this project is to prepare St. Elizabeths for redevelopment as a Federal facility by providing a reliable infrastructure that will serve the needs of tenants for many years. The infrastructure will support the overall development and will be timed with the development phases. Its overall scope includes planning, repairs, security and historic preservation mitigation included in the Programmatic Agreement for the undertaking executed on December 9, 2008.

GSA also needs to acquire portions of adjacent sites as part of the overall development of the West Campus. The final Master Plan approved by the National Capital Planning Commission (NCPC) is based, in part, on GSA's ability to construct an access road from Firth Sterling Avenue, S.E., through the site and into National Park Service (NPS) land that will connect to an interchange to be modified at Malcolm X Avenue S.E., and Interstate-295. To develop the access road GSA must first acquire land from DC and CSX Corporation along Firth Sterling Avenue, S.E., northwest of the West Campus (funding appropriated in Fiscal Year 2009). Second, GSA needs to acquire a portion of historic parkland from NPS. This land, known as Shepherd Parkway, S.E. is required to provide access to Malcolm X Avenue, S.E. to the south of the West Campus. Third, GSA needs to acquire land from DC along the western border of St. Elizabeths East Campus to provide a left turn lane into the West Campus from northbound Martin Luther King, Jr. Avenue. (Note: Funding for Shepherd Parkway and St. Elizabeths East Campus was appropriated by Public Law 111-5, the American Recovery and Reinvestment Act of 2009 (ARRA).) All of these purchases are necessary to develop additional access points to the West Campus to mitigate the increased traffic generated by the new Federal campus. It should be noted that the planned impact to the historic Shepherd Parkway falls under the requirements of The Department of Transportation Act (DOT Act) of 1966, Section 4(f) - which stipulates that the Federal Highway Administration (FHWA) and other DOT agencies cannot approve the use of land from publicly owned parks, recreational areas, wildlife and waterfowl refuges, or public and private historical sites unless: 1) there is no feasible and prudent alternative to the use of land, and 2) the action includes all possible planning to minimize harm to the property resulting from use. FHWA is working closely with GSA and NPS to comply with these requirements. As a result of this project, it is anticipated that NPS will require mitigation to offset impacts to Shepherd Parkway. A request for authority and funding for those mitigations will be included in future requests.

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Overview of Project

GSA seeks funding for acquisition, infrastructure, and development of St. Elizabeths for the development of the Department of Homeland Security Headquarters at St. Elizabeths Campus. The West Campus is a 176–acre National Historic Landmark that includes 70 existing buildings containing approximately 1.2 million gsf of existing space. The portion of the DHS program to be housed on the East Campus will require the development of approximately 8 acres of land with supporting infrastructure and access to ensure that the Headquarters facility operates as one secure campus. GSA also requests funding for the balance of design of Development Phase 3 which includes significant presence of the Transportation Security Administration (TSA), Customs and Border Protection (CBP), and Immigration and Customs Enforcement (ICE). Infrastructure requirements do not require authorization. Furthermore, GSA seeks authorization for all remaining aspects of acquisition and development including a portion of the East Campus to be developed for FEMA headquarters. Infrastructure requirements (Sections I and III of this prospectus) do not require authorization.

As noted above, the Commission of Fine Arts (CFA) approved the Master Plan on November 20, 2008 and the National Capital Planning Commission (NCPC) approved it on January 8, 2009. The site will be developed in accordance with guidelines set out in the Master Plan.[1]

Authorization and appropriation for Phase 1 of the project – construction of a new headquarters facility for the USCG – has already been obtained. This prospectus proposes the construction of a new headquarters facility for DHS and FEMA in two phases. Development Phase 2-a includes construction of office space to consolidate DHS headquarters and the NOC and provide amenity space; Phase 2-b proposes the construction of a new headquarters facility for FEMA plus amenity space. Parking will also be included with both sub phases. Development Phase 3 will accommodate remaining elements of DHS headquarters units, that is, primarily significant presences of the TSA, CBP, and ICE plus a liaison presence of other DHS elements such as the Secret Service that will not be relocating to St. Elizabeths. The project will include existing space rehabilitated and updated to current building standards plus construction of new space. GSA seeks funding in Fiscal Year 2011 for design funds (Infrastructure including Highway Interchange plus the balance of Phase 3), management and inspection funds (Phase 2-a and Infrastructure), and construction (Phase 2-a and Infrastructure). Funds for historic preservation mitigation are also sought.

[1] The Master Plan can be found at the project's web site: http://www.stelizabethswestcampus.com/

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Project Phasing

Phase 1-a	USCG – HQ:	Coast Guard Headquarters
Phase 1-b	USCG – CC:	Coast Guard Command Center/shared use space/GSA Field Office
Phase 2-a	DHS:	Headquarters
Phase 2-a	NOC:	National Operations Center
Phase 2-b	FEMA:	Headquarters
Phase 3	TSA:	Transportation Security Administration HQ – significant presence
	CBP:	Customs and Border Protection HQ – significant presence
	ICE:	Immigration and Customs Enforcement HQ – significant presence

Project Summary

Site Information	
Government-owned	176 acres
Building without parking (gsf)[1]	up to 4,535,000
Building with parking (gsf)[2]	up to 6,016,900
Number of structured parking spaces [3]	up to 4,234

Cost Summary at St. Elizabeths	
Site Acquisition	11,000,000
Design and Review Cost	131,876,000
Management and Inspection	122,759,000
Estimated Construction Cost	1,903,758,000
Estimated Total Project Cost[4]	**$2,169,393,000**

[1] Based on Master Plan approved by CFA and NCPC.
[2] Based on 350 gsf per parking space including circulation.
[3] Parking spaces have been reduced by 1,073 as result of negotiation with the consulting parties during the master planning process.
[4] Does not include planning and stabilization costs of approximately $20 million.

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Fiscal Year 2011 Requirements

Design & Review (Infrastructure)	5,625,000
Design & Review (Development Phase 3)	17,000,000
Design & Review (Highway Interchange)	2,800,000
Management & Inspection (Development Phase 2-a)	13,135,000
Management & Inspection (Infrastructure)	16,094,000
Estimated Construction Cost (Development Phase 2-a)	237,540,000
Estimated Construction Cost (Infrastructure)	77,562,000
Estimated Construction Cost (Highway Interchange)	5,550,000
Estimated Mitigation (Historic Preservation)	4,990,000
Total Fiscal Year 2011 Funding Request	**$380,296,000**

Total Fiscal Year 2011 Project Authorization Request ..... $1,149,406,000[1]

Prior Authority and Funding

The funding history of the DHS consolidation is as follows:

- The House Committee on Transportation and Infrastructure authorized $24,900,000 for design of the US Coast Guard HQ at St. Elizabeths on October 26, 2005.
- The Senate Committee on Environment and Public Works authorized $24,900,000 for design of the US Coast Guard HQ at St. Elizabeths on July 20, 2005.
- Through Public Law 109-115, Congress appropriated $24,900,000 for design of the US Coast Guard HQ at St. Elizabeths in FY2006.
- The House Committee on Transportation and Infrastructure authorized $383,997,000 for construction and management and inspection of the US Coast Guard HQ (Phase 1-a) and USCG Command Center and Amenity Use Space (Phase 1-b) at St. Elizabeths on April 5, 2006.
- The House Committee on Transportation and Infrastructure authorized $318,887,000 for design, review, management and inspection, and estimated construction costs for the St. Elizabeths West Campus on May 23, 2007.
- The Senate Committee on Environment and Public Works authorized $318,887,000 for design, review, management and inspection, and estimated construction costs for the St. Elizabeths West Campus on September 20, 2007.

[1] This represents the balance of the project less the remaining Infrastructure needed. The Infrastructure Program is not subject to the requirements of 40 U.S.C. Section 3307.

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Prior Authority and Funding (continued)

- The House Committee on Transportation and Infrastructure authorized $7,000,000 for site acquisition for the St. Elizabeths West Campus on May 23, 2007.
- The Senate Committee on Environment and Public Works authorized $7,000,000 for site acquisition for the St. Elizabeths West Campus on September 20, 2007.
- Through Public Law 109-115, Congress appropriated $13,095,000 in FY 2006 for infrastructure design, construction, and management and inspection.
- Through Public Law 110-5, Congress appropriated $6,444,000 in FY 2007 for additional infrastructure construction and management and inspection.
- Through Public Law 111-5, Congress appropriated $450,000,000 in FY 2009 for construction and development to consolidate the Department of Homeland Security headquarters in Washington, D.C.
- The House Committee on Transportation and Infrastructure authorized $525,236,000 for design, review, management and inspection, and estimated construction costs for the consolidation of the Department of Homeland Security headquarters at the St. Elizabeths West Campus in Washington, D.C. on September 24, 2008.
- The Senate Committee on Environment and Public Works authorized additional construction cost of $140,140,000 for the design and construction of DHS consolidation and development of the West Campus of St. Elizabeths Hospital in Washington, D.C. on September 17, 2008.
- Through Public Law 111-8, Congress appropriated $346,639,000 in FY 2009 for site acquisition, design and review, infrastructure and development construction, and management and inspection.

Primary Occupants

USCG, DHS Headquarters Elements, FEMA, NOC, TSA, CBP, ICE, and a liaison presence of other DHS elements not relocating to the St. Elizabeths Campus.

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INFRASTRUCTURE PROGRAM SUMMARY

Infrastructure repair/replacement costs include: demolition of specific buildings identified by the Master Plan; replacement of site utilities including electricity substations and local utility requirements; distribution systems for electricity, natural gas, domestic water, storm water, waste water, data systems and telecommunications; roadways, surface parking and sidewalks; refurbishment of historical landscape and creation of new landscape features including flora; cleanup / repair of existing tunnels on site to improve safety and for potential use as systems distribution pathways; and site security fencing, entry gates, guard stations, and other site security features.

The planned alterations are necessary to preserve, maintain, and reuse this historic site. Existing infrastructure and the landscape have suffered from aging and deferred maintenance. The utility distribution systems are antiquated and have deteriorated. Building repairs will remedy and improve structural and life-safety systems while maintaining historic integrity. The landscape will be maintained, protected, and preserved to the extent feasible.

Major Work Items for Infrastructure

Demolition	$16,816,000
Replace Telecommunication Systems	16,975,000
Replace Electric Systems	29,833,700
Replace Natural Gas Systems	1,092,000
Replace Water Systems	5,774,000
Replace Sanitary Sewer	2,389,300
Storm Water Management	12,063,000
Upgrade Selected Fire Systems	495,000
Repair Roads and Perimeter Wall	12,092,000
Site Perimeter Security	115,125,000
Exterior Road Construction	46,000,000
Repair Historical Landscape Features	30,428,000
Repair and Upgrade Exterior Lighting	1,480,000
Repair Underground Tunnels	400,000
Construct New Pedestrian Tunnels	9,631,000
Soil Remediation	2,000,000
Stabilize Selected Buildings	22,478,000
Total ECC	**$325,072,000**

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Total Infrastructure Project Budget

Design and Review	
Design and Review (FY2006) Phase 1-a	$7,645,000
Design and Review (FY2009) Phase 1-b	3,000,000
Design and Review (ARRA) Phase 1-b	15,846,000
Design and Review (ARRA) Phase 2-a	700,000
Design and Review (FY2011) Phase 2-b and Phase 3	5,625,000
Design and Review Subtotal	**$32,816,000**
Estimated Construction Cost (ECC)	
ECC (FY2006) Phase 1-a	$5,080,000
ECC (FY2007) Phase 1-a	5,912,000
ECC (FY2009) Phase 1-a	5,249,000
ECC (ARRA) Phase 1-b	165,525,000
ECC (FY2011) Phase 2-a	77,562,000
ECC (future year request) Phase 2-b and Phase 3	65,744,000
Estimated Construction Cost Subtotal	**$325,072,000**
Management and Inspection (M&I)	
M&I (FY2006) Phase 1-a	$370, 000
M&I (FY2007) Phase 1-a	532,000
M&I (ARRA) Phase 1-b	5,382,000
M&I (FY2011) Phase 2	16,094,000
M&I (future year request) Phase 3	13,884,000
M&I Subtotal	**$36,262,000**
Estimated Total Project Cost (ETPC) for Infrastructure	**$394,150,000**
FY2011 Funding Request (Design, ECC, and M&I)	**$99,281,000**

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SITE ACQUISITION PROGRAM SUMMARY

Delineated Areas for Site Acquisition

The proposed sites to be acquired are as follows:

1. Approximately two acres of land located on Firth Sterling Avenue in southeast Washington, DC; the land is currently controlled by DC and CSX Corporation.
2. Approximately one acre of land located along the east side of Martin Luther King, Jr. Avenue in southeast Washington, DC. The land is currently controlled by DC.
3. Approximately fourteen (14) acres of land located on Shepherd Parkway in southeast Washington, DC. The land is currently controlled by NPS.

Total Site Acquisition Project Budget

Site Acquisition (Firth Sterling Avenue, S.E.) (FY2009)	$7,000,000
Site Acquisition (Martin Luther King, Jr. Avenue, S.E.) (ARRA)	500,000
Site Acquisition (Shepherd Parkway) (ARRA)	3,500,000
Total Acquisition Budget	**$11,000,000**

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HIGHWAY INTERCHANGE PROGRAM SUMMARY

The Transportation Management Program that was developed as part of the Master Plan proposes an access road to the St. Elizabeths West Campus that extends between Firth Sterling Avenue to the north and Malcolm X Avenue to the south, parallel to Interstate 295. Construction of the access road is included in the Infrastructure program described above, but a new, reconfigured interchange between Malcolm X Avenue and Interstate 295 is not described. This reconfiguration will be necessary to direct St. Elizabeths traffic onto the access road that, in turn, will mitigate the impacts of additional traffic that is anticipated as the result of the redevelopment of St. Elizabeths.

Major Work Items for the Interchange

Mobilization/Surveying/Testing	3,050,000
Remove Existing Ramps	230,000
Construct New Ramps	2,864,000
Resurface and Reconstruction of Malcolm X Avenue	628,000
Traffic Signals	324,000
Retaining Walls	17,370,000
I-295 Widening	397,000
I-295 Bridge and Sidewalks	1,468,000
Maintenance of Traffic	2,296,000
Drainage/Signage/Striping and Related Work	4,591,000
Right of Way of 10 Acres	2,500,000
Total ECC	**$35,718,000**

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Total Highway Interchange Project Budget

Design and Review	
Design and Review (FY2011)	2,800,000
Design and Review Subtotal	**$2,800,000**
Estimated Construction Cost (ECC)	
ECC (FY2011) Right of Way	2,500,000
ECC (FY2011) Mobilization/Surveying/Testing	3,050,000
ECC (future year request) Construction	30,168,000
Estimated Construction Cost Subtotal	**$35,718,000**
Management and Inspection (M&I)	
M&I (future year request)	2,898,000
M&I Subtotal	**$2,898,000**
Estimated Total Project Cost (ETPC) for Highway Interchange	**$41,416,000**
FY 2011 Funding Request (Design and ECC)	**$8,350,000**

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HISTORIC PRESERVATION MITIGATIONS PROGRAM SUMMARY

As of December 9, 2008, GSA and DHS along with NCPC entered into a Programmatic Agreement (PA) with the Advisory Council on Historic Preservation (ACHP), the District of Columbia Historic Preservation Office (DCHPO), and the U.S. Federal Highway Administration (FHWA). The PA outlines five (5) specific mitigation actions that must be undertaken by GSA to "resolve adverse effects from certain complex project situations".[1] These actions are:

1. Documentation and recording including buildings and site, as needed, archives, historic structure reports, building preservation plans, landscape preservation treatment and management, and archaeological resources treatment and management;
2. Public outreach, interpretation, and education including the establishment of a citizens advisory panel, a permanent interpretative exhibit, a museum and visitors education center, signage, and public relations materials;
3. Public access program to be developed by GSA and DHS;
4. Conservation and artifact preservation; and
5. Maintenance of the 19th century cemetery including interpretative program, perpetual care, and public access.

GSA requires funding to accomplish these mitigation actions.

Major Work Items for Mitigation[2]

Archaeology	$700,000
Landscape	300,000
Education	365,000
Museum	1,600,000
Staffing	1,400,000
Other	625,000
Total	**$4,990,000**

Funding Request for FY2011 ..... **$4,990,000**

[1] Programmatic Agreement dated December 9, 2008, page 1.
[2] The total amount is included in ECC summarized on page 4 of this prospectus.

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DEVELOPMENT PROGRAM SUMMARY

PHASE 1-a – USCG Headquarters

Building Area Development Phase 1-a [1]

Office	1,049,000 gsf
Commandant's Suite/Situation Room [2]	12,100 gsf
Data Facility	25,800 gsf
Clinic	28,100 gsf
Meeting Facility	19,500 gsf
Child Care[3]	15,600 gsf
Food Services	6,100 gsf
Mail/Loading Dock/Security Operations/Lobby and Entrances	16,100 gsf
Law Library/Storage	7,200 gsf
Estimated Total Phase 1-a	**1,179,500 gsf**

Cost Information Development Phase 1-a

Design and Review (FY2006)	$24,900,000
Management and Inspection (M&I) (FY2009)	12,925,000
Estimated Construction Cost (ECC) (FY2009)	313,465,000
Estimated Total Cost Phase 1-a	**$351,290,000**

Schedule for Development Phase 1-a

FY 2009 Design Completion
FY 2009 Start Construction
FY 2013 Complete Construction for USCG Headquarters

[1] Square footage is based on USCG housing plan, approved Master Plan, and design documents.
[2] This is the Coast Guard's portion of the National Operations Center (NOC), the remainder of which is scheduled for construction in Phase 2-a.
[3] The scope of work has been refined since submission of PDC-0002-WA09, therefore the child care portion of the project has been transferred from Phase 1-b to Phase 1-a.

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PHASE 1-b – USCG Command Center and Amenity Space

Building Area Development Phase 1-b

Command and Communications Center	22,700 gsf
Marine Safety Center	27,200 gsf
Cafeteria (shared)	26,650 gsf
Shipping/Receiving/Mail/Warehouse	13,000 gsf
Fitness Center	25,000 gsf
Chapel/Training / Historian	18,300 gsf
Auditorium/Credit Union/Barber Shop/Dry Cleaner / Exchange	25,600 gsf
GSA Field Office[1]	20,800 gsf
Estimated Total Phase 1-b	**179,250 gsf**
Structured Parking (983 cars)[2]	up to 344,050 gsf

Cost Information Development Phase 1-b

Design and Review (ARRA)	$10,659,000
Management and Inspection (M&I) (ARRA)	15,674,000
Estimated Construction Cost (ECC) (ARRA)	167,513,000
Estimated Total Cost Phase 1-b	**$193,846,000**

Proposed Schedule for Development Phase 1-b

FY 2010 Design Completion
FY 2010 Start Construction
FY 2013 Complete Construction for Command Center and Amenity Space

[1] The field office is in addition to the USCG housing plan, not included with it, and is needed to be ready upon completion of Phase 1 and occupancy by USCG.
[2] Revised number of spaces based on Master Plan approved by CFA and NCPC.

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PHASE 2-a – DHS Headquarters Elements and the NOC

Building Area Development Phase 2-a

Office for DHS Headquarters[1]	510,600 gsf
Central Utility Plant (CUP) Addition*	69,200 gsf
National Operations Center (including Operations Directorate)	320,000 gsf
Estimated Total Phase 2-a	**899,800 gsf**
Structured Parking (990 cars)	up to 346,500 gsf

Cost Information Development Phase 2-a

Design and Review Cost (FY2009)	$5,000,000
Design and Review Cost (ARRA)	11,300,000
Management and Inspection (M&I) (FY2011)	13,135,000
Estimated Construction Cost (ECC) (ARRA)	26,000,000
Estimated Construction Cost (ECC) (FY2011)	237,540,000
Estimated Total Cost Phase 2-a	**$292,975,000**

Proposed Schedule for Development Phase 2-a

FY 2011 – Design Completion
FY 2011 - Start Construction
FY 2014 - Complete Construction

FY2011 Funding Request (M&I and ECC) $250,675,000

* Infrastructure funds will be used to construct an addition to the existing power plant for a fully functional CUP with co-generation capability.

[1] This includes rehabilitation of the Center Building

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PHASE 2-b – FEMA

Building Area Development Phase 2-b

Office for FEMA Headquarters on East Campus	717,500 gsf
Special Space for FEMA on East Campus	32,500 gsf
Amenity Space on West Campus	128,300 gsf
Estimated Total Phase 2-b	**878,300 gsf**
Structured Parking (775 cars)	up to 271,250 gsf
Structured Parking for Visitors (496 cars)	up to 173,600 gsf

Cost Information Development Phase 2-b

Design and Review Cost (ARRA)	17,401,000
Management and Inspection (M&I) (future year request)	11,865,000
Estimated Construction Cost (ECC) (future year request)	283,460,000
Estimated Total Cost Phase 2-b	**$312,726,000**

Proposed Schedule for Development Phase 2-b

FY 2012 Design Completion
FY 2012 Start Construction
FY 2014 Complete Construction

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PHASE 3 – TSA, CBP, and ICE

Building Area Development Phase 3

Office for CBP Headquarters	338,000 gsf
Office for ICE Headquarters	377,000 gsf
Office for TSA Headquarters	345,000 gsf
Office for DHS Liaison Elements	158,350 gsf
SCIF, Storage, IT, Other Special Space	179,800 gsf
Estimated Total Phase 3	**1,398,150 gsf**
Structured Parking (846 cars)	up to 296,100 gsf
Structured Parking for Visitors (144 cars)	up to 50,400 gsf

Cost Information Development Phase 3

Design and Review Cost (ARRA)	$10,000,000
Design and Review Cost (FY11)	$17,000,000
Management and Inspection (M&I) (future year request)	30,000,000
Estimated Construction Cost (ECC) (future year request)	510,000,000
Estimated Total Cost Phase 3	**$567,000,000**

Proposed Schedule for Development Phase 3

FY 2013 Design Completion
FY 2013 Start Construction
FY 2016 Complete Construction

FY 2011 Funding Request (Design) **$17,000,000**

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SHEPHERD PARKWAY MITIGATIONS PROGRAM SUMMARY

The expansion of the Malcolm X Avenue, S.E. interchange and construction of the access road from the interchange to the St. Elizabeths site will have an impact on Shepherd Parkway, public parkland under the control of the National Park Service (NPS). The extent of the impact has yet to be determined. Likewise, the extent of mitigation to address the impact has yet to be established, there GSA cannot yet determine the cost of such mitigation that will be incurred in a future year. These costs will be addressed in a future prospectus.

Justification

The major driving factors for this project include tenant need for secure and consolidated space, current department-wide demand for space in the NCR, lack of large Federal land sites remaining for development in DC, high-level security requirements, in addition the need to correct existing deficiencies and attend to deferred maintenance at St. Elizabeths. The proposed project will provide a cost-efficient alternative to leasing while preserving a National Historic Landmark.

Due to recent hiring, the USCG has outgrown its current primary headquarters at the Transpoint Building where it has been housed for more than 30 years. A lease prospectus was authorized in FY2006 to continue leasing this building until 2013 when the space at St. Elizabeths is expected to be ready for occupancy. Other USCG locations will also be included in this consolidation.

Elements of DHS (including USCG) are located in more than 6 million usable square feet of federally-owned and leased space throughout the NCR.[1] This has led to much operational inefficiency. DHS's mission requires an integrated approach but legacy facilities occupied by agencies merged into the department at dispersed locations do not maximize the department's effectiveness and efficiency. These issues are addressed in the DHS NCR Housing Master Plan dated October 2006.

A consolidated, secure campus would correct these deficiencies by collocating senior leadership, thereby fostering greater communication among the various departmental elements. Mission support functions can be realigned in other locations to improve functional and physical relationships. Direct benefits of locating at St. Elizabeths include enhanced communications, coordination, operational effectiveness, and physical security. Efficiencies can also be gained in direct support, shared services, and functional integration.

[1] Between 2007 and 2009, DHS personnel grew approximately 25%.

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

The proposed consolidation should foster a "One DHS" culture thus enhancing the flow and fusion of information while optimizing prevention and response capabilities across the spectrum of operations.

Many agencies, including DHS, require the highest security protection levels available including deep setbacks, blast protection, and progressive collapse mitigation. The West Campus currently provides deep setbacks from neighboring properties and limited facility access, reducing the cost of other security requirements.

St. Elizabeths is the preferred site for this development. Other large federally owned sites in DC are not available, such as Public Reservation 13 for the DC General Hospital which is currently under development by DC. The Southeast Federal Center has been transferred to private ownership; this remainder of the former Navy Yard is planned for residential and retail development. The Armed Forces Retirement Home is being redeveloped under special legislation and is unavailable to GSA. The Walter Reed Army Medical Center site that is being disposed of under Base Realignment and Closure (BRAC) cannot be developed in time to meet DHS's schedule. The National Geospatial-Intelligence Agency site that is also being disposed of under BRAC does not contain enough developable space to meet DHS's requirements.

The site acquisition portion of this project will assist in the preparation of the West Campus for redevelopment as a secure Federal facility by providing additional means of ingress/egress to the site that will improve the traffic flow around the site and minimize the time delays entering and exiting the West Campus during peak hours. At full capacity, as many as 14,000 Federal workers will be housed on site, and as many as 4,234 vehicles (including 640 spaces for visitors) will require access. This is a 1:4 parking ratio for employees (one space for every 4 employees) but a 1:3 ratio for watch employees at the NOC and the security guard force. The proposed acquisition of land at Firth Sterling Avenue, S.E., will provide necessary additional access for USCG's proposed relocation of up to 3,860 employees. The proposed acquisition of land from DC's East Campus along Martin Luther King, Jr. Avenue, S.E. will enable GSA, in conjunction with the DC Department of Transportation, to add a left turn lane with appropriate traffic signal leading into the West Campus at Gate No. 1. The proposed acquisition of land from the NPS will allow GSA to provide another access point to St. Elizabeths.

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Prospectus Number: PDC-0002-WA11

Summary of Energy Compliance

Cogeneration and Waste Heat: Approximately 30% of the campus power will be produced on site through cogeneration. This percentage represents 100% of the critical campus electrical needs in times of emergencies. The waste heat generated by the natural gas-fired turbines will be converted to both steam and hot water to help heat the buildings and, through steam driven absorption chillers, to help cool the buildings.

Solar Energy: Photovoltaic energy-collection arrays were considered for electric street lighting, central utility plant control power, and for lawn irrigation systems. However, this was found to be untenable at the site due to the limited acreage that could be used to house photovoltaic solar panels. Solar energy-collecting roofing membranes, however, may be incorporated on portions of the new construction roof tops.

Geothermal: Geothermal wells were considered in limited areas to support heat pump systems for some of the adaptive reuse historic buildings, such as the fire station, and some new construction support buildings, such as the remote delivery facility and the visitors' center. These wells were also found to be untenable due to the distance of the water source (Anacostia River) from the site.

GSA's goal is to provide DHS with a headquarters campus that has a silver LEED (Leadership in Energy and Environmental Design) rating.

Alternatives Considered (30-year, present value costs)

New Construction:	$5,168,478,000
Lease:	$5,684,557,000

The 30-year, present value cost of new construction is $516,079,000 less than the cost of leasing, or an equivalent annual cost advantage of $31,683,000

Recommendation

CONSTRUCTION

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on May 13, 2010

Recommended _____
Commissioner, Public Buildings Service

Approved _____
Administrator, General Services Administration

Components and Locations	Current Locations							Proposed Headquarters						
	Personnel		Usable Square Feet (USF)				RSF	Personnel		Usable Square Feet (USF)				RSF
	Office	Total	Office	Storage	Special	Total	Total	Office	Total	Office	Storage	Special	Total	Total
DHS - Coast Guard - Phase 1 Move								3,860	3,860	806,923		222,270	1,029,193	1,235,032
TRANSPOINT	2,664	2,664	403,451		99,077	502,528	577,907							
JEMAL RIVERSIDE	1,540	1,540	290,201		30,000	320,201	368,231							
470 490 L'ENFANT PLAZA	15	15	1,889			1,889	2,172							
Sub Total	**4,219**	**4,219**	**695,541**	**0**	**129,077**	**824,618**	**948,311**	**3,860**	**3,860**	**806,923**	**0**	**222,270**	**1,029,193**	**1,235,032**
GSA - Field Office - Phase 1 Move								10	10	16,000			16,000	19,200
Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**10**	**16,000**	**0**	**0**	**16,000**	**19,200**
DHS - Secretary & Management - Phase 2 Move								1,805	1,805	392,769		299,385	692,154	830,585
GSA-ROB	575	575	107,984			107,984	298,945							
1201-1225 NEW YORK AVENUE	85	85	17,500			17,500	25,875							
TRANSPORTATION SECURITY OPERATIONS CENTER - HERNDON, VA	151	151	90,400			90,400	103,960							
NEBRASKA AVENUE COMPLEX	1,473	1,473	205,683			205,683	238,592							
Sub Total	**2,284**	**2,284**	**421,567**	**0**	**0**	**421,567**	**667,372**	**1,805**	**1,805**	**392,769**	**0**	**299,385**	**692,154**	**830,585**
DHS - FEMA - Phase 2 Move								3,100	3,100	551,923		25,000	576,923	692,308
FEDERAL CENTER PLAZA	1,625	1,625	268,502		3,407	271,909	312,695							
WORLD TRADE CENTER	25	25	3,245			3,245	3,752							
999 E STREET NW	100	100	15,800			15,800	18,170							
PATRIOTS PLAZA	337	337	64,107			64,107	73,723							
TECHWORLD PLAZA I	400	400	74,796		9,463	84,259	96,898							
WASHINGTON DESIGN	150	150	27,353			27,353	31,456							
CRYSTAL MALL 1	400	400	83,456			83,456	95,974							
Sub Total	**3,037**	**3,037**	**537,259**	**0**	**12,870**	**550,129**	**632,648**	**3,100**	**3,100**	**551,923**	**0**	**25,000**	**576,923**	**692,308**
DHS Amenity Space - Phase 2 Move												98,692	98,692	118,430
Sub Total												**98,692**	**98,692**	**118,430**
DHS - Transportation Security - Phase 3 Move								1,400	1,400	265,000	50,000		315,000	378,000
ORACLE BUILDING - RESTON, VA	175	175	34,800			34,800	40,020							
MCI BUILDING - ARLINGTON, VA	1,045	1,045	103,200			103,200	118,680							
TTAC - ANNAPOLIS JUNCTION, MD	180	180	36,500			36,500	41,975							
Sub Total	**1,400**	**1,400**	**174,500**	**0**	**0**	**174,500**	**200,675**	**1,400**	**1,400**	**265,000**	**50,000**	**0**	**315,000**	**378,000**
DHS - Customs & Border Protection - Phase 3 Move								1,500	1,500	260,000			260,000	312,000
RONALD REAGAN BUILDING	1,500	1,500	260,000			260,000	301,600							
Sub Total	**1,500**	**1,500**	**260,000**	**0**	**0**	**260,000**	**301,600**	**1,500**	**1,500**	**260,000**	**0**	**0**	**260,000**	**312,000**
DHS - Immigration & Customs - Phase 3 Move								1,250	1,250	290,000			290,000	348,000
800 N CAPITOL STREET NW	135	135	27,200			27,200	31,280							
POTOMAC CENTER NORTH	865	865	173,000			173,000	198,950							
TECHWORLD PLAZA I	250	250	50,000			50,000	57,500							
Sub Total	**1,250**	**1,250**	**250,200**	**0**	**0**	**250,200**	**287,730**	**1,250**	**1,250**	**290,000**	**0**	**0**	**290,000**	**348,000**
DHS - Nat'l Protection & Programs Directorate - Phase 3 Move								400	400	60,602			60,602	72,722
BALLSTON PLAZA II	60	60	11,900			11,900	13,685							
NEBRASKA AVENUE COMPLEX	295	295	47,800			47,800	55,448							
GSA-ROB	45	45	9,200			9,200	12,788							
Sub Total	**400**	**400**	**68,900**	**0**	**0**	**68,900**	**81,921**	**400**	**400**	**60,602**	**0**	**0**	**60,602**	**72,722**

Components and Locations	Current Locations							Proposed Headquarters						
	Personnel		*Usable Square Feet (USF)*				*RSF*	*Personnel*		*Usable Square Feet (USF)*				*RSF*
	Office	Total	Office	Storage	Special	Total	Total	Office	Total	Office	Storage	Special	Total	Total
DHS - Office of Intelligence & Analysis - Phase 3 Move								400	400	60,602			60,602	72,722
NEBRASKA AVENUE COMPLEX	400	400	69,577			69,577	80,014							
Sub Total	**400**	**400**	**69,577**	**0**	**0**	**69,577**	**80,014**	**400**	**400**	**60,602**	**0**	**0**	**60,602**	**72,722**
DHS - Office of Health Affairs - Phase 3 Move								50	50	7,500			7,500	9,000
1120 VERMONT AVENUE	268	268	41,807			41,807	48,078							
NEBRASKA AVENUE COMPLEX	22	22	4,780			4,780	5,545							
Sub Total	**290**	**290**	**46,587**	**0**	**0**	**46,587**	**53,623**	**50**	**50**	**7,500**	**0**	**0**	**7,500**	**9,000**
DHS - Science & Technology - Phase 3 Move								10	10	2,231			2,231	2,677
NEBRASKA AVENUE COMPLEX	2	2	400			400	464							
Sub Total	**2**	**2**	**400**	**0**	**0**	**400**	**464**	**10**	**10**	**2,231**	**0**	**0**	**2,231**	**2,677**
DHS - Management OIG/DNDO - Phase 3 Move								20	20	3,000			3,000	3,600
1120 VERMONT AVENUE	8	8	1,700			1,700	1,955							
1125 15TH STREET	10	10	1,900			1,900	2,185							
Sub Total	**18**	**18**	**3,600**	**0**	**0**	**3,600**	**4,140**	**20**	**20**	**3,000**	**0**	**0**	**3,000**	**3,600**
DHS - Law Enforcement Training - Phase 3 Move								5	5	750			750	900
LINCOLN SQUARE	5	5	3,700			3,700	4,255							
Sub Total	**5**	**5**	**3,700**	**0**	**0**	**3,700**	**4,255**	**5**	**5**	**750**	**0**	**0**	**750**	**900**
DHS - Citizenship & Immigration - Phase 3 Move								10	10	1,500			1,500	1,800
CASIMIR PULASKI BUILDING	10	10	2,200			2,200	2,530							
Sub Total	**10**	**10**	**2,200**	**0**	**0**	**2,200**	**2,530**	**10**	**10**	**1,500**	**0**	**0**	**1,500**	**1,800**
DHS - Secret Service - Phase 3 Move								15	15	2,250			2,250	2,700
US SECRET SERVICE HEADQUARTERS	15	15	4,200			4,200	4,578							
Sub Total	**15**	**15**	**4,200**	**0**	**0**	**4,200**	**4,578**	**15**	**15**	**2,250**	**0**	**0**	**2,250**	**2,700**
DHS Special Space - Phase 3 Move												87,393	87,393	104,872
Sub Total												**87,393**	**87,393**	**104,872**
Totals	14,830	14,830	2,538,231		141,947	2,680,178	3,269,860	13,835	13,835	2,721,050	50,000	732,740	3,503,790	4,204,548

	Utilization	
	Current	Proposed
Rate	134	153

Current UR excludes 558,411 USF of Office Support
Proposed UR excludes 598,631 USF of Office Support

Special Space	USF
Commandant's Suite	9,300
Data Facility	19,850
Clinic	21,615
Meeting Facility	15,000
Child Care	12,000
Food Services	25,200
Mail - Loading Dock - Security	12,385
Law Library - Storage	5,540
Command - Communications	17,460
Marine Safety Center	20,925
Shipping / Receiving / Warehouse	10,000
Fitness Center	19,230
Chapel - Historian - Training	14,075
Auditorium - Retail Services	19,690
National Operations Center	246,154
CUP	53,231
Amenity Space	98,692
FEMA Special Space	25,000
SCIF - Storage - IT	87,393
Total:	732,740