

FORT BELVOIR OVERVIEW

1 February 2007

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Chief of Real Estate

Baltimore District, USACE

The Installation Today

Five Places ... One Post

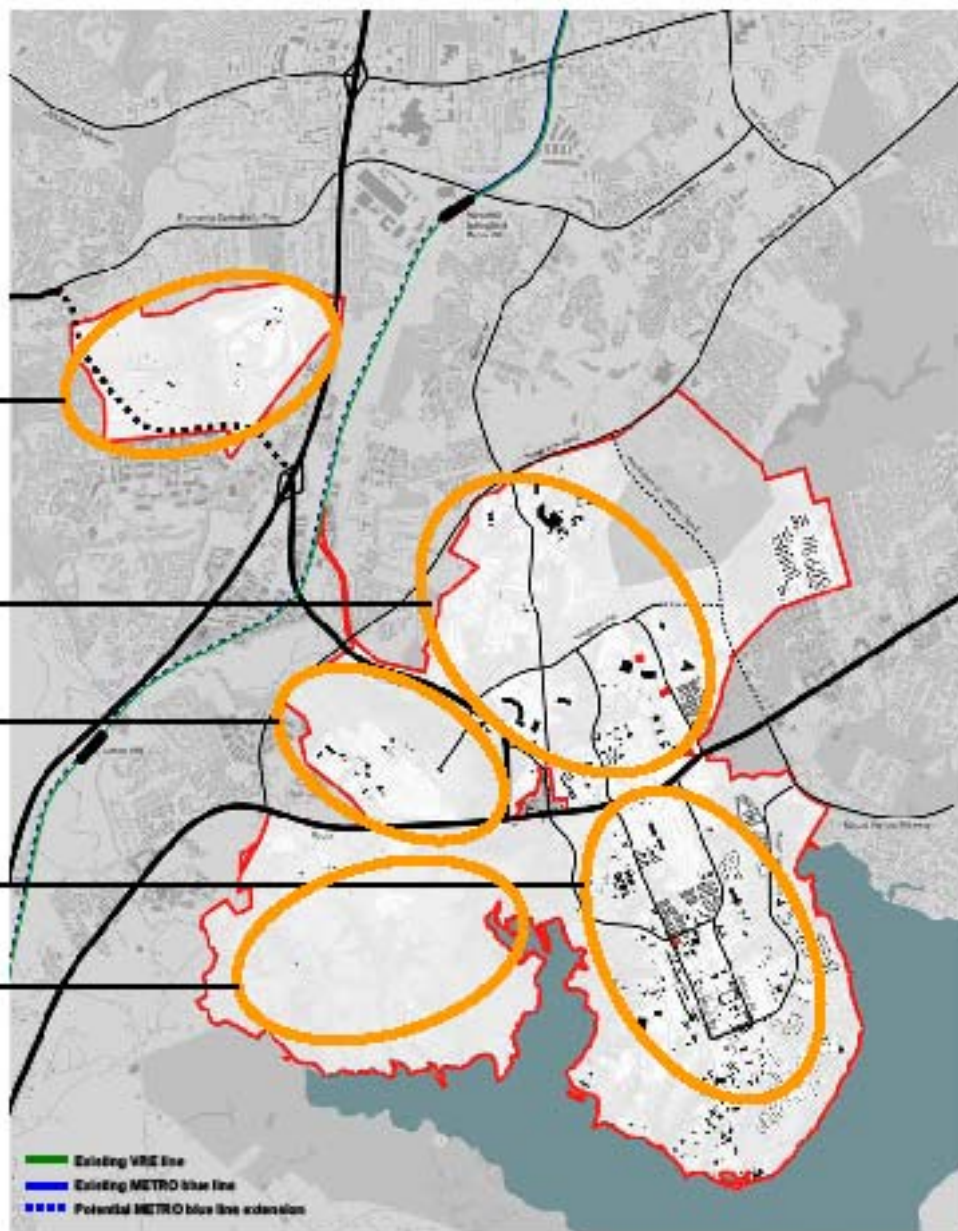
ENGINEER PROVING GROUNDS

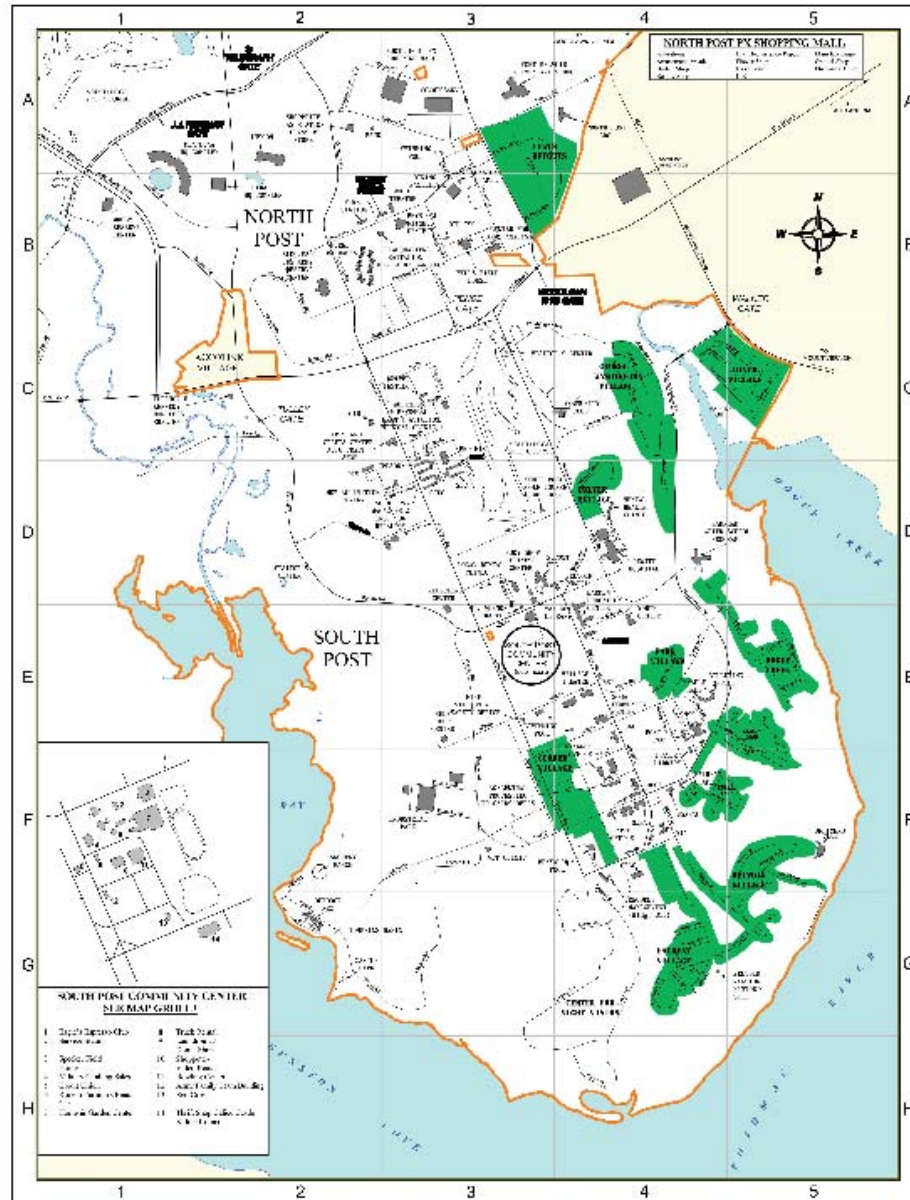
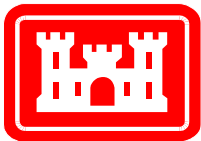
NORTH POST

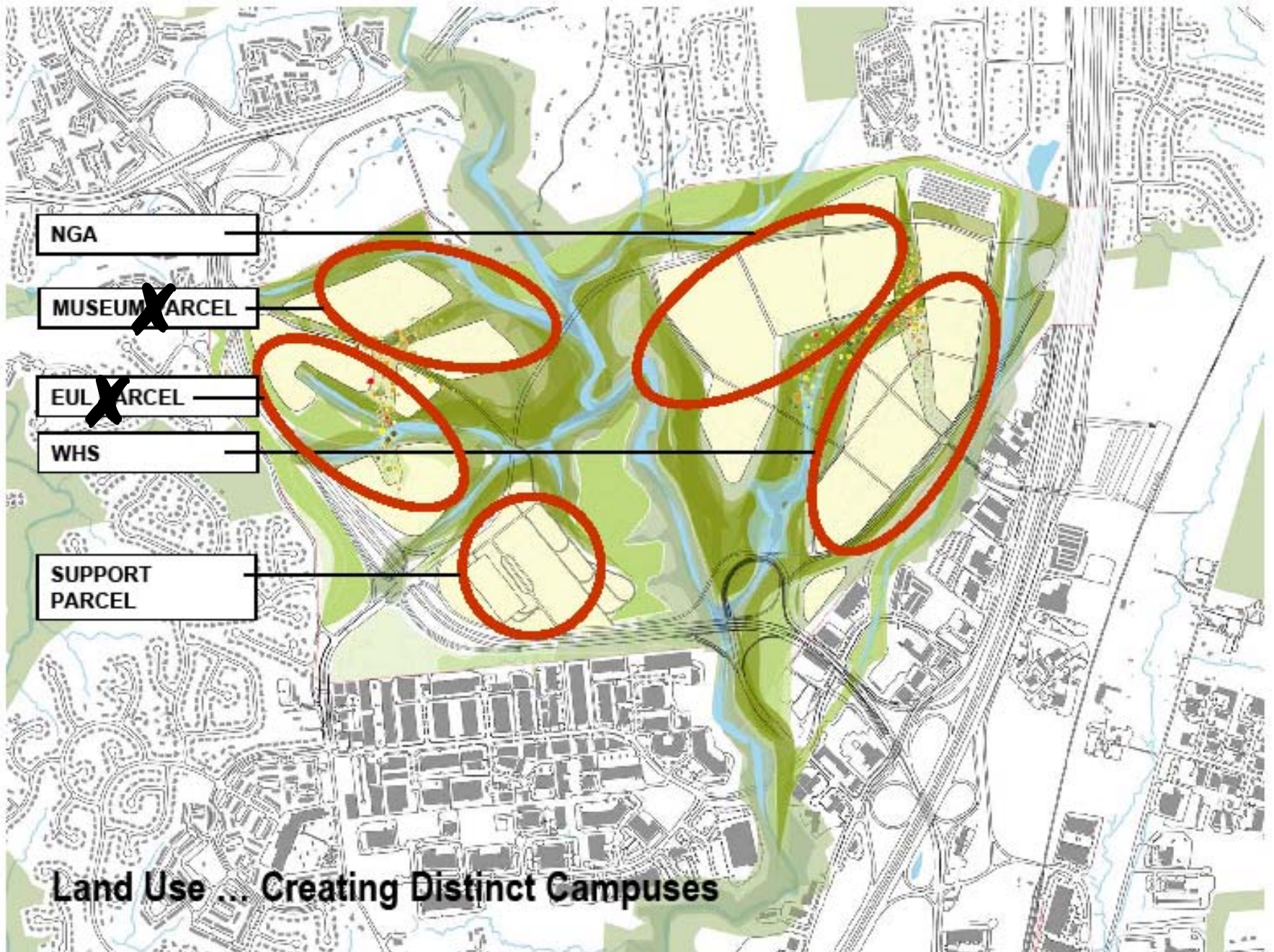
DAVISON AIRFIELD

SOUTH POST

SOUTHWEST AREA







NGA

MUSEUM X PARCEL

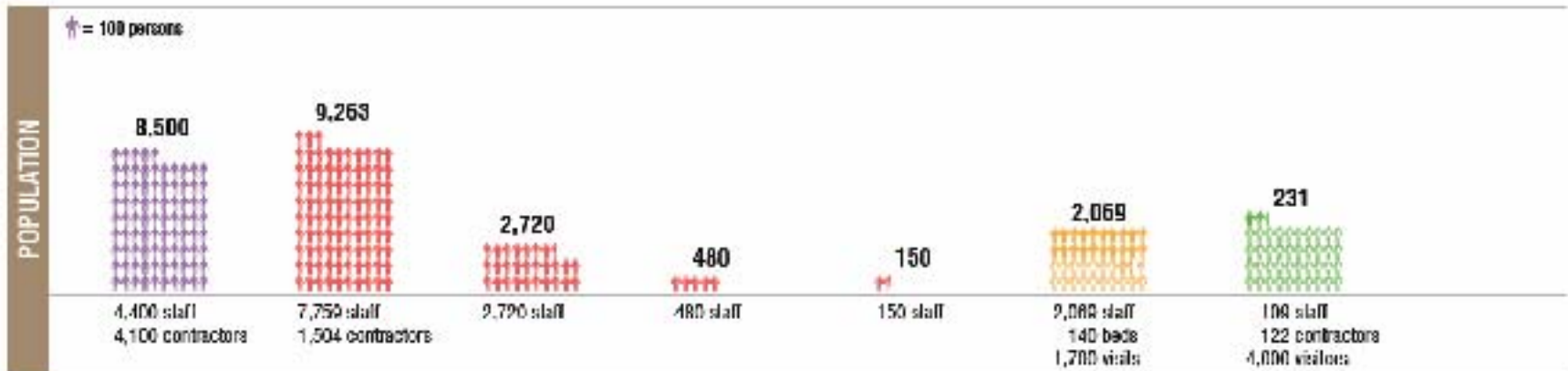
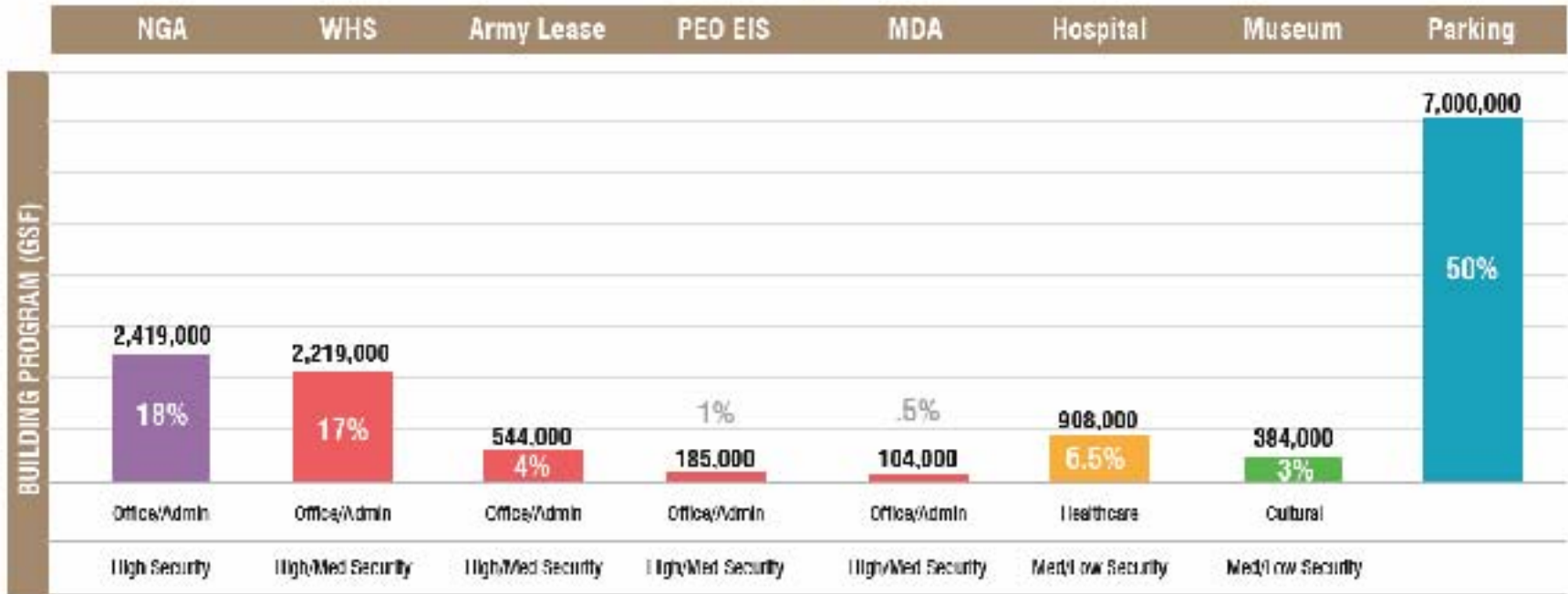
EUL X PARCEL

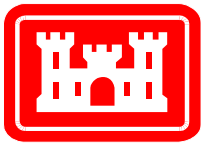
WHS

SUPPORT
PARCEL

Land Use ... Creating Distinct Campuses

Current Requirements

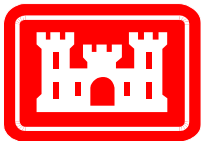




Ft Belvoir & Engineer Proving Ground, VA

FY 07 – FY 13

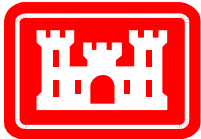
	<u>FY</u>	<u>\$000</u>
Parking Structure	7	11,000
Material Receiving & Screening	7	6,500
Defense Access Road	7	---
Museum Support Center	7	27,000
Facility Energy Improvements	7	150
National Geospatial Intelligence Agency	7	1,200,000
Consolidated Hospital	8	481,000
Entrance Gate Security Enhancements	8	5,000
Missile Defense Agency Headquarters Command Center	8	24,000
Collocate Misc OSD, Defense Agency, & Field Activities (WHS BRAC 133)	8	1,054,000



Ft Belvoir & Engineer Proving Ground, VA

FY 07 – FY 13

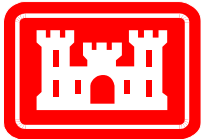
	<u>FY</u>	<u>\$000</u>
Defense Access Roads (BRAC related)	8	400,000
Infrastructure	8	152,000
Army Museum	9	150,000
Hospital (Initial Outfitting) OTHER OPA	9	116,500
Hospital (Transition)	9	23,300
Access Road/Control Point	9	7,700
Dental Clinic (Transition) O&M	10	350
NARMC HQ Building	10	11,400
NARMC HQ Building (Transition) O&M	10	570



Ft Belvoir & Engineer Proving Ground, VA

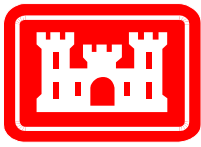
FY 07 – FY 13

	<u>FY</u>	<u>\$000</u>
Dental Clinic	10	7,000
Dental Clinic (Initial Outfitting) OTHER OPA	10	1,400
NARMC HQ Building (Initial Outfitting) OTHER OPA	11	1,140
Child Youth Services Center	12	4,000
INFO DOMINANCE CENTER PH 1	13	186,000
TOTAL		3,870,010



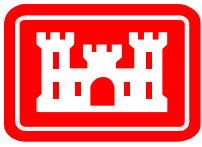
National Geospatial Intelligence Agency (NGA) New Campus East (NCE)

- BRAC05, FY 07, IDBB
- **Scope:**
 - 2.4 million gross square feet to accommodate relocation and consolidation of the National Geospatial Intelligence Agency
 - Facility includes SCIF workspace, 180,000 SF Data Center, 10 megawatt power generation capability, amenity space, structured parking, access control, and remote delivery facility
 - Data Center must be operational by Jun 2009
- PA: \$1.2 billion
- **Status:**
 - Design approximately 8% complete
 - Draft IDBB RFP issued in FedBizOpps on 1 Nov 06 for industry comment
- **Milestones:**
 - Aug 07 – Award construction contract
 - Mar 09 – Data Center operational
 - Apr 11 – Construction Complete



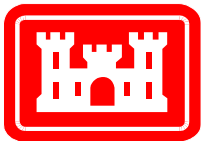
WHS BRAC 133

- BRAC05, FY 08, Design-Build
- **Scope:**
 - Design and construct 2,219,000 SF on Fort Belvoir for the relocation of approximately 9,200 DOD personnel currently located at miscellaneous OSD, Defense Agency, and Field Activity leased locations
- **PA: \$1,054 M**
- **Status:**
 - Currently in macro-programming/scope validation phase
- **Milestones:**
 - 23 Feb 07 – award task order for concept design/RFP development
 - Sep 08 – award of Design-Build construction contract



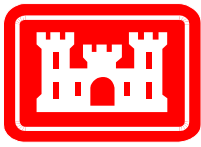
Consolidated Hospital, Fort Belvoir

- BRAC05, FY 08, Design-Build or IDBB
- **Scope:**
 - 870,955 SF Community Hospital
 - Facility includes hospital, central energy plant, helipad, and 2600 vehicle parking garage. Also included is a loading dock, site improvements, and associated utilities.
- PA: \$ 481M
- **Status:**
 - Initial design efforts underway
 - Project will be incrementally funded
 - Project is a portion of the overall NCR medical requirement to be distributed between Bethesda Naval Medical Center and Ft Belvoir
 - IDBB is preferred construction acquisition method with DB as alternate
- **Milestones:**
 - Mar 07 – Issue Draft IDBB RFP for industry comment
 - May 07 – Issue Final RFP
 - Aug 07 – Award IDBB contract
 - Dec 07 – Start construction
 - May 11 – Beneficial Occupancy Date



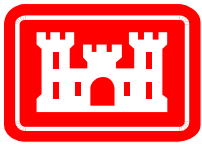
Headquarters Command and Control Center Missile Defense Agency (MDA)

- FY 08, BRAC 05, MILCON Transformation Design-Build
- Project Scope:
 - 89,522 SF administrative facility
 - Project consists of a multi-storey building comprises administrative spaces, executive suite, reception/access control areas, secure operation centers, library, conference areas, training rooms. Support facilities incl. utilities, mission critical support standby power, parking areas, landscaping and ATFP features
- PA: \$ 25.1 M
- Status:
 - Project site is not yet approved by users on Fort Belvoir
 - Programming AE scope of work is being developed



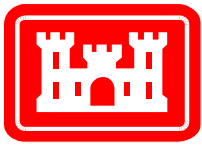
Belvoir Infrastructure

- BRAC05, FY 08, Design-Bid-Build
- **Scope:**
 - Roads, utilities, bridges, ACP, and other infrastructure to support BRAC construction on Fort Belvoir EPG and main post
 - Project incrementally funded over 3 years
- **PA: \$152 M**
- **Status:**
 - Parametric Design authorized
 - AE selected
 - Planning Charrette held 24-26 Oct to validate 1391
 - Project components being prioritized
 - Design award pending



National Museum of the U.S. Army

- EST FY 09, Private funding, Design-Bid-Build
- **Scope:**
 - 200,000 (+/-) SF world class museum to serve as the capstone of the Army Museum System
 - Campus will consist of the main museum, structured parking, parade field, amphitheatre, memorial garden, macro storage facility, and macro demonstration area
- **PA: \$ 150M**
- **Status:**
 - Project site moved from EPG location to Fort Belvoir North Post golf course.
 - Design on hold pending guidance and authorization from ASA (I&E).



Museum Support Center

- FY 07, MCA, Design-Build
- **Scope:**
 - 124,750 SF museum quality support facility.
 - Project includes collections holding, processing, and research areas, exhibition fabrication and conservation labs, weapons vault, and administrative spaces.
- **PA: \$ 27M**
- **Status:**
 - Project site is Pence Gate location on Fort Belvoir Main Post.
 - Project is Ready to Advertise (RTA) and awaiting authority to be released.



Major Issues/Risks Impacting Ft. Belvoir

- **NEPA**
 - Environmental Impact Statement & Record of Decision scheduled to complete 25 Jul 2007
 - No physical construction permitted before ROD
- **Infrastructure**
 - Transportation and utilities to support more than 6 million sf of facilities and influx of more than 20,000 additional commuters to Fort Belvoir
- **Environmental**
 - Engineer Proving Ground site contaminated with both military munitions and other wastes
- **Utilities**
 - Permanent Power is a long lead (as long as 3 years); other utilities less problematic
- **Schedule**
 - Legislated deadline to complete all actions by 15 Sep 2011
- **Integration**