PROSPECTUS – CONSTRUCTION
CIVILIAN CYBER CAMPUS
NATIONAL CAPITAL REGION

Prospectus Number: PNCR-CCC-NCR16

FY2016 Project Summary

The General Services Administration (GSA) proposes the acquisition of land as appropriate and the construction of Phase I of a multi-phase construction of a federal civilian cybersecurity campus that will house federal employees and contractors dedicated to the civilian cybersecurity mission. The proposed campus will be developed to be large enough to accommodate possible expansion, and co-location with private sector partners.

FY16 Committee Approval and Appropriation Requested

(Site and Infrastructure Activity/Additional Design/Phase I ECC/M&I).....$227,294,000

Overview of Project

A resilient, efficient, federally owned civilian cyber security campus solution will serve the expanding needs of the federal government's global civilian cyber security efforts and is the most cost-effective means to support this long-term mission. The civilian cybersecurity mission has been defined in statutes, directives, orders, and policies including, but not limited to: Comprehensive National Cybersecurity Initiative of 2008, the NSPD-54 / HSPD-23 Cyber Security Policy of 2008, Executive Order 16363 of 2013 – Improving Critical Infrastructure Cybersecurity, and PPD-21 of 2013 – Critical Infrastructure Security and Resilience. The National Protection and Programs Directorate (NPPD) within DHS and the Federal Bureau of Investigation (FBI) within DOJ have been principally charged with leading this initiative. Other agencies involved with civilian cyber missions include the Office of Intelligence & Analysis (I&A) and the US Secret Service (USSS) within DHS.

Overall goals of the project are as follows: (1) create a centralized, visible, civilian-led organization that presents a globally fused cybersecurity capability; (2) ensure scalability to accommodate future needs; (3) promote secure collaboration while leveraging shared capabilities and infrastructure; (4) enhance public-private cooperation with increased opportunities for collaboration; (5) optimize federal resources (capital + human + physical); and (6) develop a working environment to support the recruitment, development, and retention of best-in-class cybersecurity professionals.

Location

GSA's National Capital Region

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Project Budget

Planning

Planning Activity (FY2015) $8,356,000
Total Site Acquisition $8,356,000

Site and Infrastructure Activity

Site and Infrastructure Activity **(FY2016)** $49,368,000
Total Site and Infrastructure Activity $49,368,000

Design and Review (D&R)

Design (FY2015) $26,644,000
Additional Design **(FY 2016)** 3,515,000
Total Design $30,159,000

Estimated Construction Cost (ECC)

Phase 1 **(FY 2016)** $167,157,000
Phase 2 and 3 (future year request) 173,536,000
Total ECC $340,693,000

Management and Inspection (M&I)

Phase 1 **(FY 2016)** $7,254,000
Phase 2 and 3 (future year request) 7,531,000
Total M&I $14,785,000

Estimated Total Project Cost (ETPC) $443,361,000

Prior Committee Approval

None

Prior Appropriations

Civilian Cyber Campus Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Purpose**
113-235	2015	$35,000,000	Design
Appropriations to Date		**$35,000,000**	

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Justification

An analysis of the current federal cybersecurity portfolio found that cyber functions are dispersed in many locations throughout the National Capital Region (NCR) and currently comprise approximately 630,000 rentable square feet (RSF) of space, 92 percent of which is leased from the private sector.

The major driving factors for this project include increasing cyber threats to both critical infrastructure and commerce, a need for the government to partner with the private sector to share information about such threats and recommendations for countering them, plus consolidation of current capabilities already developed or in the process of being developed in the public sector. The civilian cyber security campus will also provide a centrally located facility in the NCR for bringing together the private and public sectors to respond to anticipated future cyber threats. The proposed project will also provide a cost effective alternative to leasing space.

A consolidated campus for cybersecurity operations would help to improve functional and physical cooperation by bringing together mission personnel that are currently widely dispersed in the NCR. Direct benefits of developing the proposed campus include enhanced communications, coordination, organizational synergies and operational effectiveness. Efficiencies can also be gained in direct support, shared services, and functional integration.

Summary of Energy Compliance

Cogeneration and Waste Heat: GSA will study and determine the need for campus power to be produced on site via cogeneration if feasible. Waste heat generated by natural gas fired turbines can 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: GSA will consider using photovoltaic energy collection arrays for electric street lighting, CUP control power, and lawn irrigation systems. Solar energy collecting roofing membranes may also be incorporated on portions of the roof tops.

Geothermal: Geothermal wells may be considered in limited areas to support heat pump systems if feasible.

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Alternatives Considered (30-year, present value costs)

New Construction $540,089,000
Lease $609,940,000

The 30-year, present value cost of new construction is $69,852,000 less than the cost of leasing, or an equivalent annual cost advantage of $3,991,000.

Recommendation

CONSTRUCTION

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Certification of Need

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

Submitted at Washington, DC, on February 2, 2015

Recommended _____
Commissioner, Public Buildings Service

Approved _____
Administrator, General Services Administration