



# DHS NCR Consolidation Program Update

SAME NoVA Post Program, April 4, 2019

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**DHS AT ST. ELIZABETHS**



# General Overview

## Description:

### Original Plan (October 2006):

- Consolidate from 50 plus headquarters locations into 7 major "anchor" locations
- St. Elizabeths developed in 3 large phases; Completed in 2016
- GSA TAPS Analysis indicated consolidating 4.5 M SF at St. E's would result in a net present value savings (cost avoidance) of \$743 M over 30 years.
- Accommodate explosive growth within the Department
- Prospectus lease to consolidate Mission Support

### Revised Baseline Plan (June 2013):

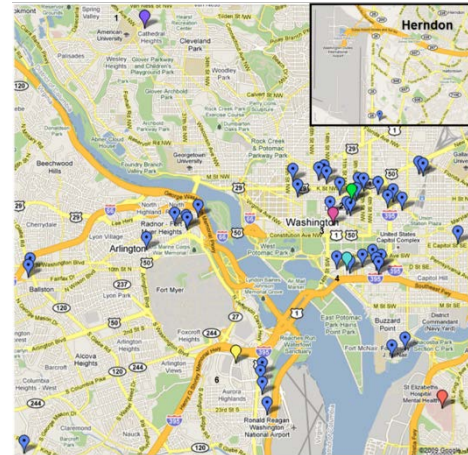
- St. Elizabeths developed via smaller severable segments; Completion extended to 2026
- Consolidate like functions into nodes to reduce locations
- No growth; No funding for Mission Support lease
- Leverage flexible workplace strategies to increase utilization

### Enhanced Plan (February 2015):

- Four independently funded segments; completed in 2021
- Smaller DHS Collocated Operations Centers (DOC A only)
- Components remain intact to the extent possible
- Leverage telework and other mobile work policies to reduce construction and rent costs
- Reconfigured Munro Building (house 40% more employees)
- Reduced space standards in compliance with Freeze the Footprint goals equals reduced construction

### Revision to the Enhanced Plan (also called Plan B)

- Lack of FY17/FY18 funding and lessons learned from Center Building renders the Enhanced Plan no longer viable as envisioned
- Certain leases require replacement and future St. Elizabeths development must focus on new construction
- GSA revising Master Plan, with final Master Plan and NEPA requirements **complete July 2020**.
- Focus 3 new construction buildings





# DHS HQ Locations

## Current

- 1310 N. Courthouse Rd. (NPPD)
- 1550 Wilson Blvd. (NPPD)
- 1616 N. Ft. Myer Dr. (NPPD)
- 4200 Wilson Blvd. (NPPD)
- 800 N. Capitol St. NW (NPPD, FPS)
- 1401 S. Clark St. (NPPD)
- 4601 N. Fairfax Dr. (NPPD)
- 131 M St. NE (USCIS, CRCL)
- 2121 Crystal Dr. (USCIS)
- 633 3rd St. NW (USCIS)
- 1200 1st St. NE (USCIS)
- 111 Massachusetts Ave. NW (USCIS)
- 500 C St. SW (FEMA)
- 400 C St. SW (FEMA)
- 1900 Oracle Way (TSA)
- 6354 Walker Lane (TSA)
- 601 12th St. (TSA)
- 701 12th St. (TSA)
- EDS Dr. (TSA)
- 3801 Nebraska Ave. NW (NAC)
- 2701 Martin Luther King Jr. Ave. SE (STE)
- 950 L'Enfant Plaza SW (USCG)
- 950 H St. NW (USSS HQ)
- 940 H St. NW (USSS Webster School)
- 1100 L St. NW (USSS)
- 1300 Pennsylvania Ave. NW (CBP)
- 1301 Pennsylvania Ave. NW (CBP)
- 1400 L St. NW (CBP)
- 1717 H St. NW (CBP)
- 1901 S. Bell St. (ICE) + (CBP)
- 500 12th St. SW (ICE)
- 2451 Crystal Dr. (ICE)
- 1201 Maryland Ave. SW (ICE)
- 90 K St. NE (MGMT, ICE, I&A, CBP)
- 1201 New York Ave. NW (MGMT)
- 650 Massachusetts Ave. NW (MGMT)
- 301 7th St. SW (MGMT)
- 1801 L St. NW (DNDO)
- 1125 15th St. NW (DNDO)
- 1120 Vermont Ave. NW (S&T, OHA)

## Future

- 2701 Martin Luther King Jr. Ave. SE ST Es (HQ / USCG/OSEM/CISA/ I&A / ICE or FEMA)
- 950 L'Enfant Plaza SW (USCG)
- 950 H St. NW (USSS HQ)
- 90 K St. NE (MGMT, ICE, I&A, CBP)
- 1300 Pennsylvania Ave. NW (CBP)
- 1301 Pennsylvania Ave. NW (CBP)
- MGMT/S&T –Long-term TBD
- 301 7th St. SW (MGMT – Interim)
- 6595 Springfield Ctr. Dr. (TSA – Future HQ)
- 1 Capital Gateway Dr. (USCIS – Future HQ)
- TBD: FEMA or ICE HQ

# NCR Overview

## Activities Underway or Completed

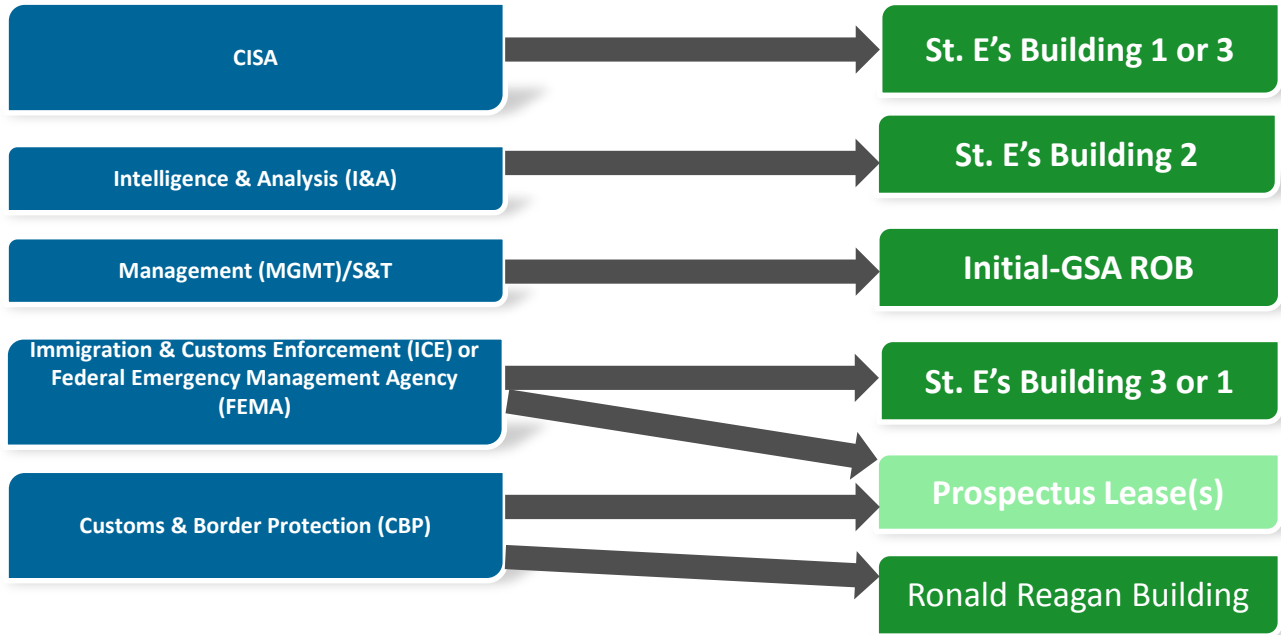


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Pre-Decisional

This document contains pre-decisional and/or deliberative process information exempt from mandatory disclosure under the Freedom of Information Act, 5 USC 552(b)(5). Do not release without prior approval of the Department of Homeland Security.

# Draft NCR/St. E's Master Plan Revision Overview



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Pre-Decisional

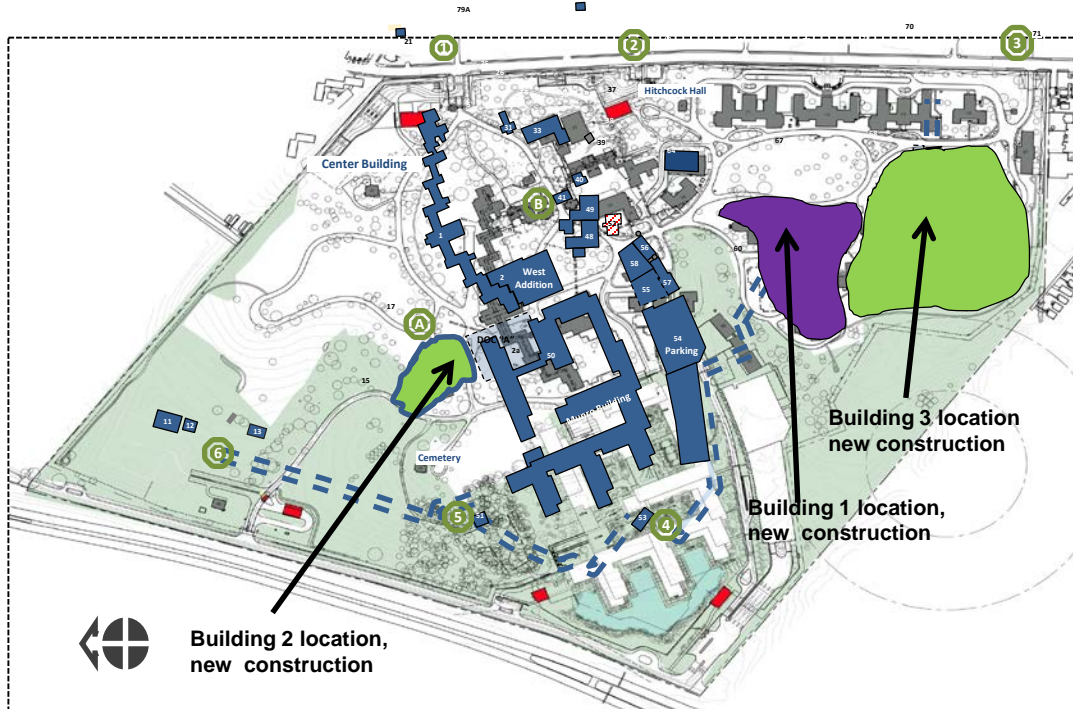
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# St. Elizabeths West Campus





# New Construction Options





# Master Plan Concept\*\*

## New Construction Targets:

- 175K GSF on Ballfield
  - I&A
- 1.2M GSF on Plateau
  - 630K CISA
  - 570K ICE or FEMA
- 1.375M GSF : Total



\*\* Draft Campus Map for illustrative purposes; consultation not complete.





# Center Building – Future DHS HQ

In April 2019, the following HQ Offices will transition to St. E's:

- Office of the Secretary/Deputy Secretary
- Office of the Executive Secretary
- Under Secretary for Management – Front Office
- Office of the General Counsel
- Office of Public Affairs
- Office of Legislative Affairs
- Office of Operations Coordination
- Office of Partnership and Engagement
- Office of Policy
- Office of the Chief Security Officer, Technical Operations Branch
- Office of the Military Advisor
- Office of Intelligence and Analysis –Interim Front Office





# National Operations Center (NOC) Relocation to St. Elizabeths (DOC A)



NOC Watch



Collaboration Center

NOC watch went live March 18<sup>th</sup>

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# West Addition to the Center Building



**Final Design Rendering**



**West Addition**

- Construction in progress. IT Outfitting completion late 2019/early 2020
- Move second/third quarter FY20



# Munro Building



- USCG Headquarters is about 1.3 M square feet
- Originally designed for 3,700 employees based on prior standards and traditional 1:1 seating
- Munro Optimization will add additional DHS occupancies (CWMD) by adopting flexible workplace strategies, new and smaller space standards

- CWMD to be provided up to 540 seats
- Allows for anticipated USCG growth in alignment with original seats envisioned
- Funded using FY16 MGMT Appropriations
- Cost Estimate \$30,000,000
- Full Operational Capability - Late 2021 / Early 2022





# Hitchcock Hall



- Historic full featured performance auditorium for patient entertainment and treatment. Upended in 1912
- Originally planned/funded for renovation during phase 1 but de-scoped by GSA during construction due to funding shortfalls.
- Adaptive reuse as a training, conference and meeting space. Will seat 600+ in the main auditorium.
- Two smaller conference rooms and a television studio are included in the build-out.
- Construction will complete June/July 2019. Information technology installations will continue until the end of 2019.



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# Transportation

- Extend Access Road from Gate 4 to Malcolm X Ave and reconstruct the I-295/South Capital Street/Malcolm X Interchange
- GSA funded \$144 million in FY 2015 appropriation
- District of Columbia Department of Transportation (DDOT) to execute project on behalf of and in coordination with GSA
- DDOT awarded construction contract, construction in progress.
- Completion estimated late 2021-2022





# Questions?

