Lease Renewal Status

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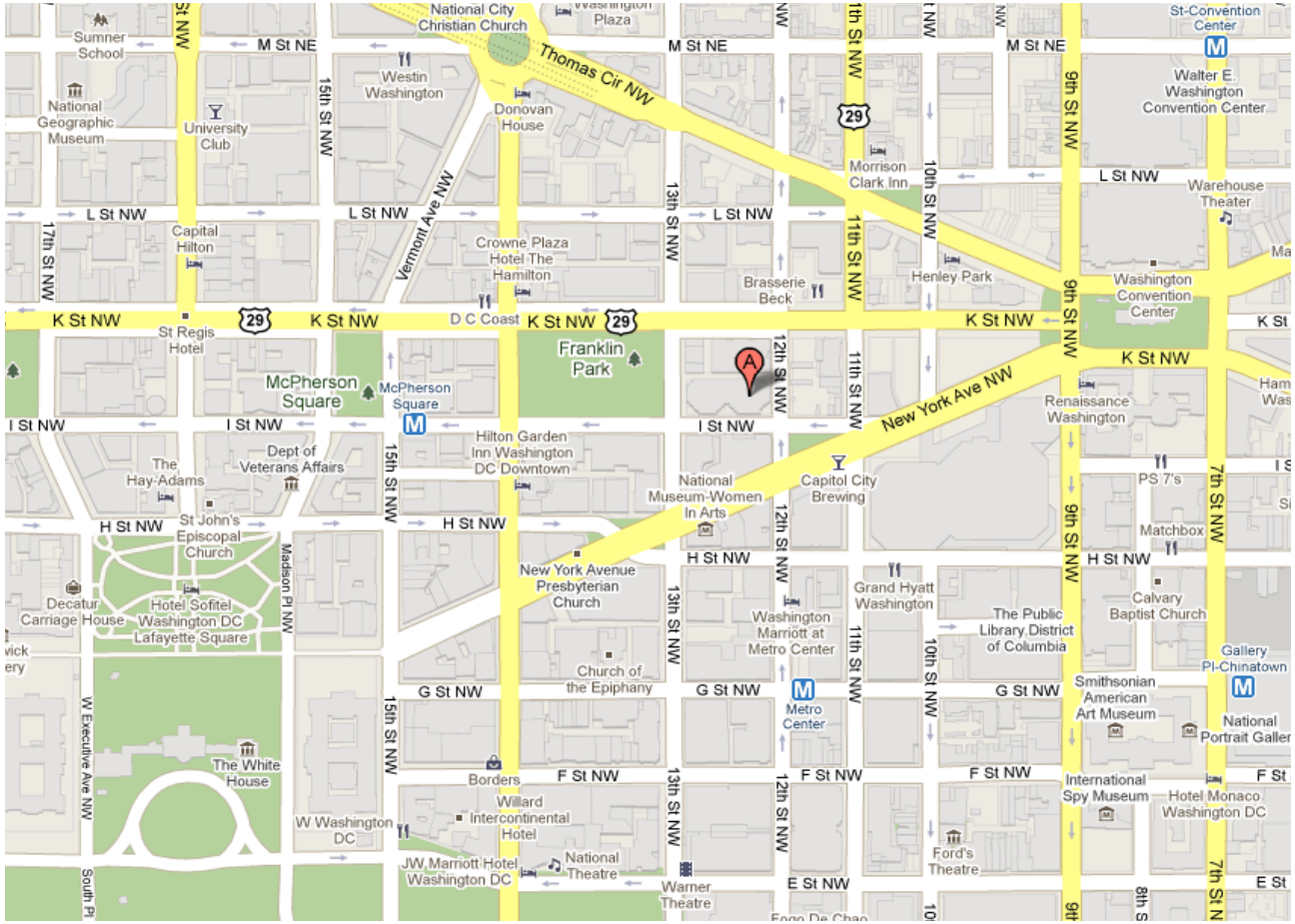
Lease Renewal

- Lease Awarded to Piedmont
- Piedmont has provided external swing space at 12th and I street
- 5th floor will be used as internal swing space and renovated first
- Building will be renovated one floor at a time

Swing Space Location



Swing Space

- Swing space located at 1201, 1225 I Street, NW
  - Occupancy on the 3rd and 4th floor of 1201 and 12th floor of 1225
- Fitness Centers both buildings
- Metro access and parking
  - McPherson Square station located 2 blocks from the building
  - Underground parking provided in the building

Swing Space

- Shuttle service will be provided between 1201/1225 and NASA HQ at 20 minute intervals
- Several quality restaurants/ retail outlets are located within a 2 block radius

External Swing Space Occupants

- Office of Strategic Infrastructure,
- Office of the Chief Health and Medical Officer,
- Office of the Chief Information Officer,
- Partial Office of Safety and Mission Assurance
- Partial Chief Engineer
- Partial Office of Communications

Building Renovation

- Work to be done at landlords expense
- Replace HVAC system with a variable air volume (VAV) system
- Replace boilers for hot water supply
- Repairs to garage floor
- Blast proof film on windows
- Renovate Restrooms
- New more efficient lighting

Restacking Plan

- Restacking of the building will take place in a 10 phase approach
- Each phase will take approximately 17.5 weeks
- Vacate the 5th floor
  - Move population equivalent to the 5th floor out of the building to the off site swing space
  - Off site swing space provided by building owner

Restacking Plan

- Renovate 5th Floor and use as internal swing space
- Move population back to original floor
- Try to move population just once
- Return swing space personnel to HQ

Space Layout

- Move all of the offices and workstations off the perimeter windows
- Remove south wall on all floors that still have one
- Remove north wall on all floors
- Perimeter of each floor is open providing a continues path around each floor
- Employ modular glass walls on office fronts

Space Layout

- GS-15 and below offices receive one row of overhead storage
  - New overhead storage units will have wood front and black metal sides
  - Receive under counter lateral files cabinets to off set loss of overhead
- Install more energy efficient and visually pleasing task and ceiling lighting

EXIT
FIRE

D65

Design Advantages

- HVAC wall units will be used properly and help balance the building HVAC system
- Reduced “hot” and “cold” spots
- Improved air circulation/quality
- Increased natural lighting has been proven to increase productivity
- Reduce overall energy usage

LEED Certification

- Piedmont is required to achieve Leadership in Energy & Environmental Design (LEED) Certification
  - Construction Interiors
  - Goal is Silver
- Requires a partnership between landlord and NASA

LEED Certification

- NASA can receive LEED points toward certification through the following actions:
  - ✓ Reuse at least 30% of existing furniture
  - ✓ Provide the occupants with a connection between indoor spaces and the outdoors through the introduction of daylight and views into the regularly occupied areas of the tenant space for at least 75% of all regularly occupied areas
  - ✓ Provide a thermally comfortable environment that supports the productivity and well-being of tenant space occupants
  - ✓ Achieve increasing levels of energy conservation for HVAC beyond the prerequisite standard to reduce environmental impacts associated with excessive energy use

Communications Plan

- Town Halls for All Personnel
  - Status reports
- Targeted Town Halls for occupants of floor being renovated
  - Two weeks prior to moving to the 5th floor
  - Two weeks prior to leaving the 5th floor
- NASA Inc. Heads up notes
- Web Site: http://fasd.hq.nasa.gov/bldg_renovate.html

Schedule

- Open house of FASD Space-Apr 2011
- Renovation external Swing Space-Jul 2011
- Move to Swing Space-Oct 2011
- Renovate 5th floor-Dec 2011
- Move 9th floor to 5th floor-Feb 2012
- Return 9th floor to 9th floor-May 2012
- Complete renovation-Apr 2015

Desired End State

- By 2015 we will have the best physical environment for our workforce.