

NCI Breaks Ground at New Shady Grove Campus

Key facts:

- NCI / GSA starts procurement Jan 2007.
- NCI / NIH / GSA select offeror Nov 2009.
- JBG is the developer selected with JHU providing a ground lease for the site.
- JBG through private debt and equity will build the \$200 mil facility with HOK as the architect.



- GSA awards 10 yr lease on Feb 2010, lease commencement approximately Jan 2013.
- NCI signs occupancy agreement with GSA July 2010.
- Amount of space leased 574,614 rsf.

NCI Shady Grove – Procurement Process

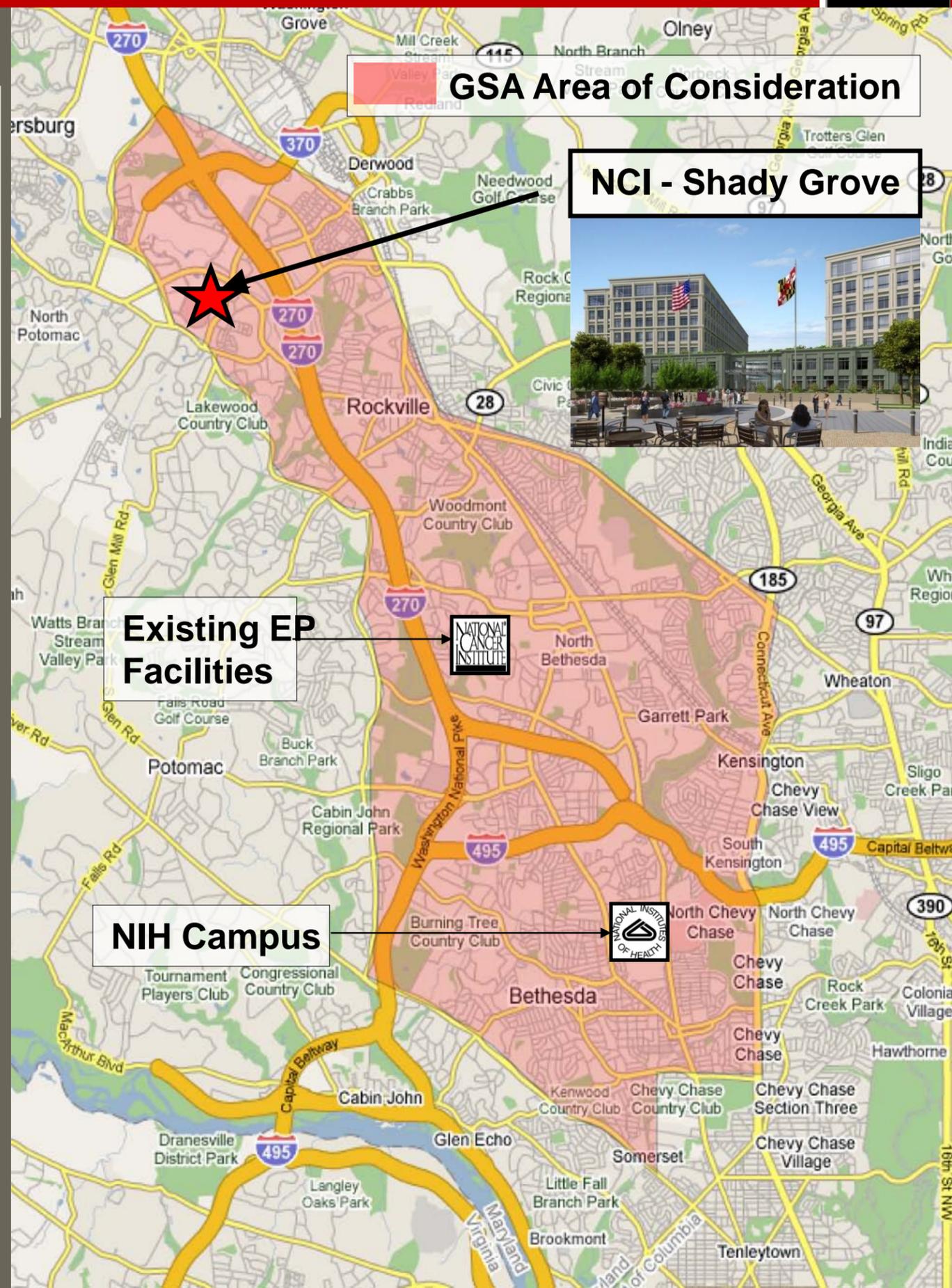
Q. Why is NCI moving?

- The current NCI leases at Executive Plaza expire in 2012 and a competitive procurement action was required they could not simply be renewed.
- The EP facilities are dated, have reoccurring maintenance problems, are energy in-efficient and don't meet current DHS Security Reqs.
- The new “build-to-suit” facilities will provide additional space to accommodate NCI program's changing needs.



Q. How was the site selected?

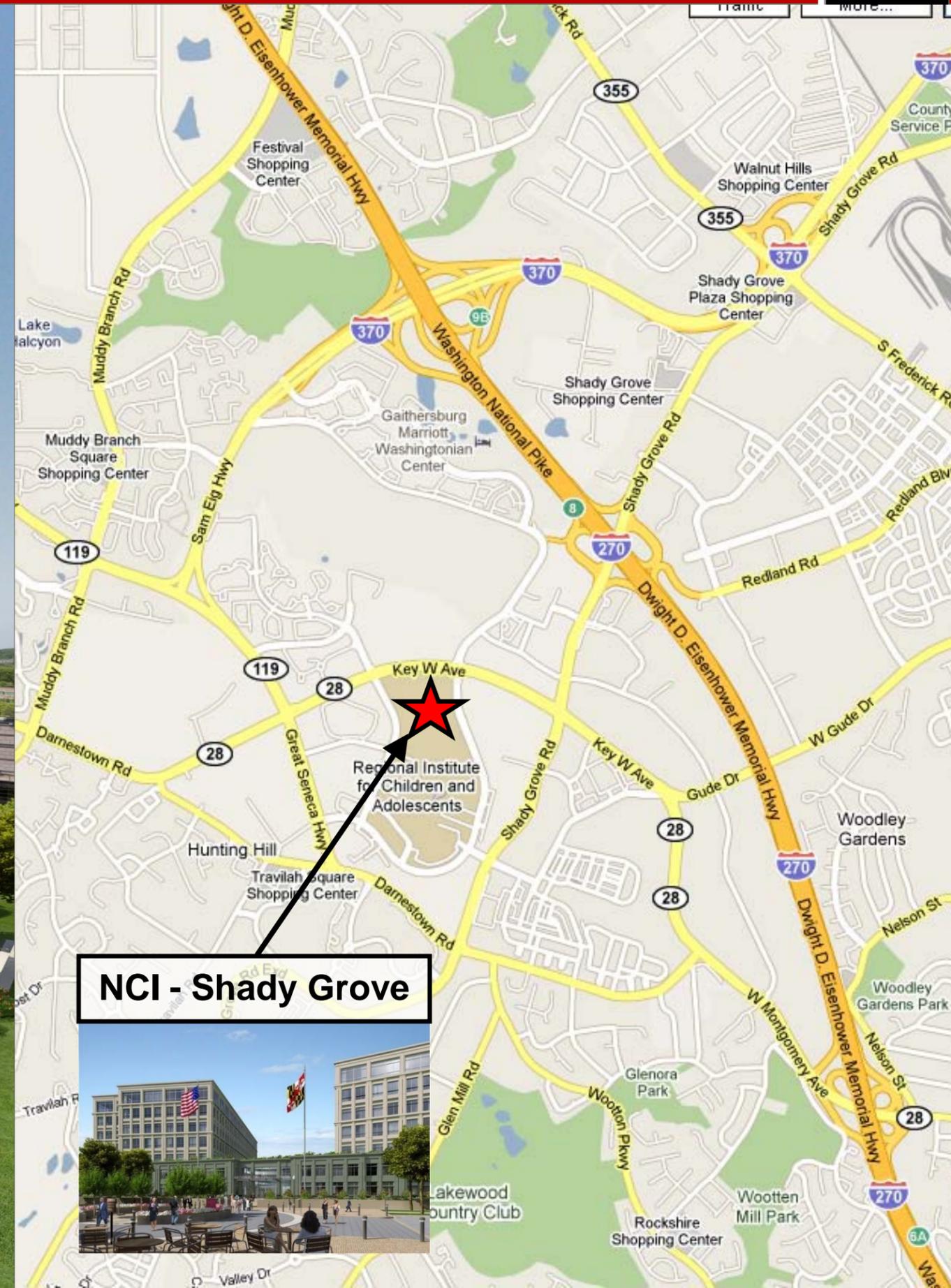
- GSA held an open competition within a specific area (see right)
- NCI, NIH and GSA rated offers against our technical criteria.
- A site was selected based on overall rating and cost.



NCI- Shady Grove Site Selection

The Shady Grove site located at the intersection of Key West Avenue and Medical Center Drive was selected as the best overall value for the Government:

- one year rent abatement.
- est. 8.5% reduction in yrly rent.
- lower energy & operating costs than current facilities.
- LEED certified facility
- Bldg characteristics: natural light, flexibility, finishes & architecture.
- Site parameters: green space, on site and adjacent amenities.
- Past experience of project team.



NCI Shady Grove

The NCI Shady Grove Campus is:

- 10.14 miles from NIH Campus.
- 28.2 miles from NCI-Frederick.
- 3.6 miles to the Shady Grove Metrorail station.
- Ride On bus stop located at the campus entrance.
- Less than a mile to I 270

The NCI Shady Grove Campus provides:

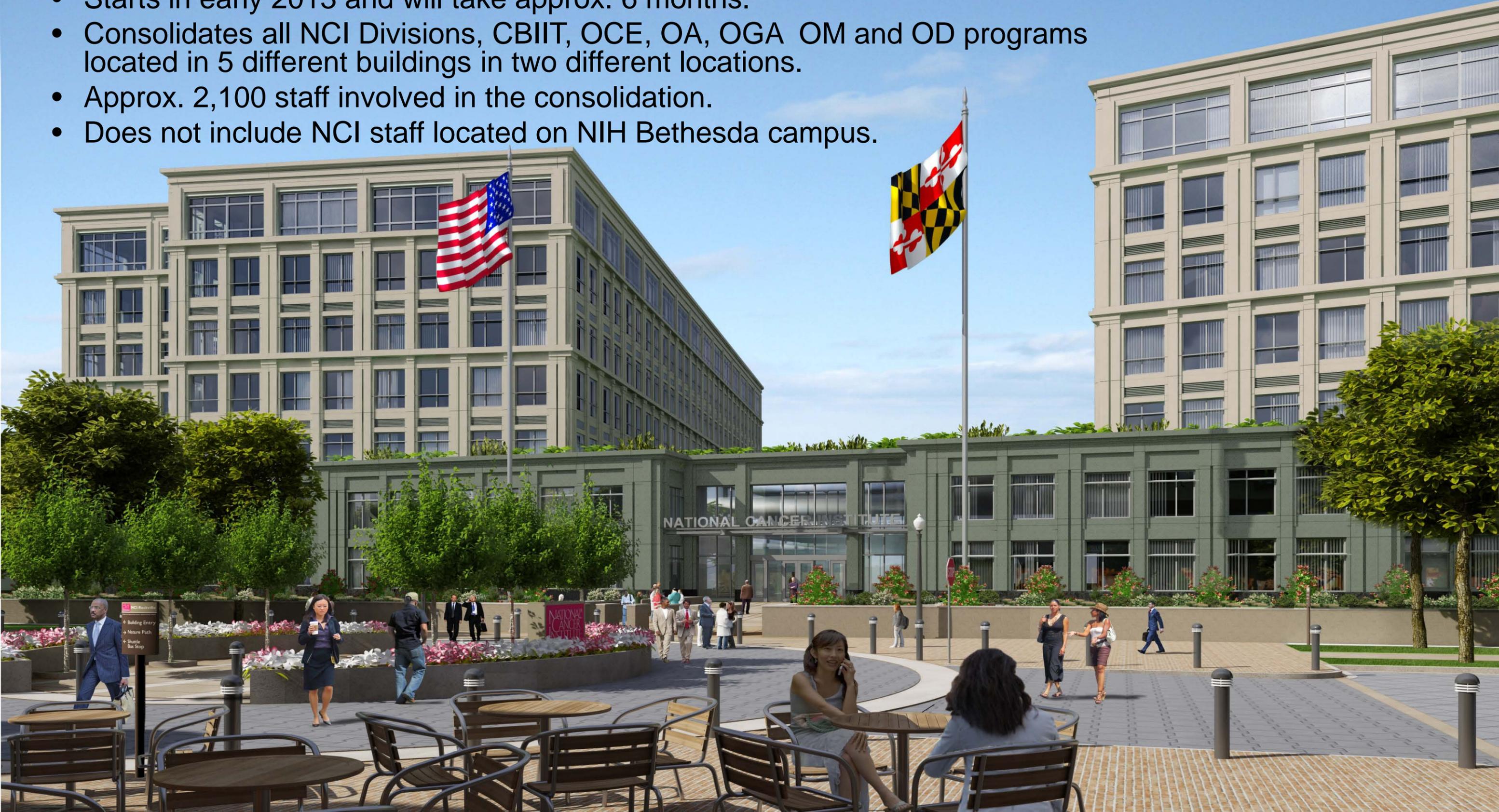
- 574,614 rsf of office space – NO LAB SPACE
- 1,900 parking spaces.
- Access to walking / biking trails & on site fitness ctr.
- Collaborative spaces for employees and guests via video conference rooms and on site auditorium.



NCI Shady Grove

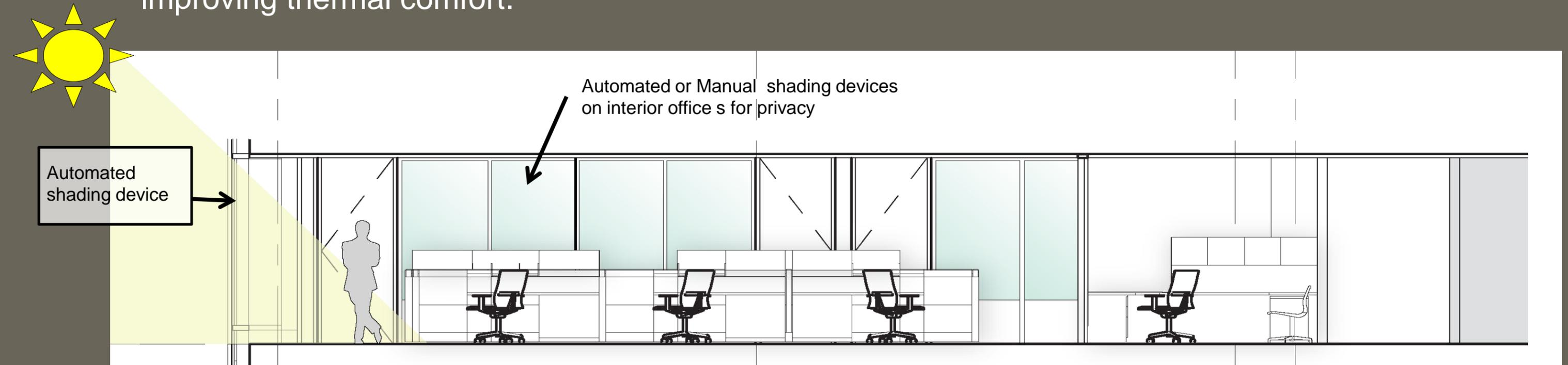
Relocation to the NCI Shady Grove Campus:

- Starts in early 2013 and will take approx. 6 months.
- Consolidates all NCI Divisions, CBIIT, OCE, OA, OGA OM and OD programs located in 5 different buildings in two different locations.
- Approx. 2,100 staff involved in the consolidation.
- Does not include NCI staff located on NIH Bethesda campus.



Daylight Harvesting

The neighborhood concept locates individual workspaces adjacent to the windows, introducing the concept of “daylight harvesting”. Automatic window shades reduce cooling demand, reduce glare while allowing the sun to light interior spaces. Thus reducing our overall electrical demand by **22%** while improving thermal comfort.



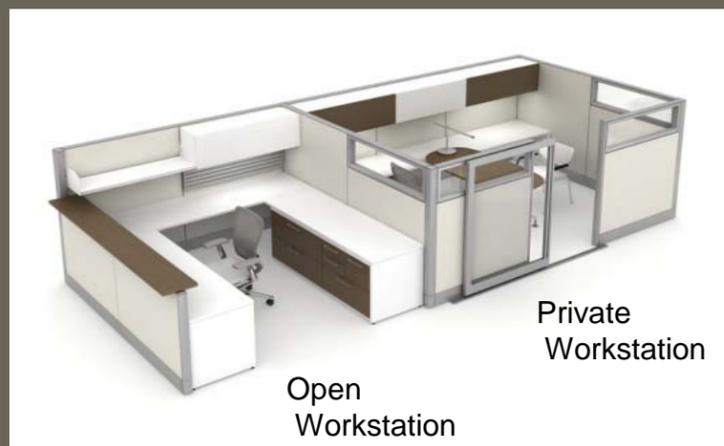
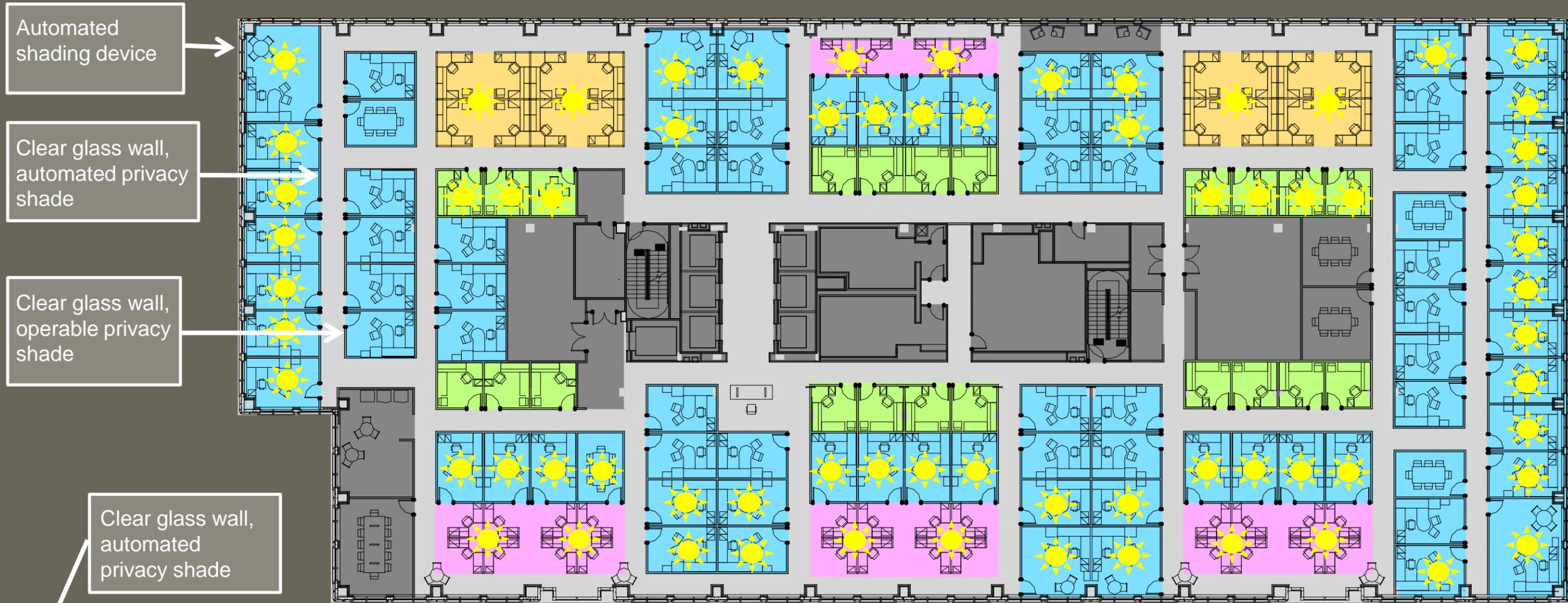
Direct sun hits transient spaces such as collaboration and circulation space. Transient spaces tolerate more variance in temp. thus lowering cooling demand.

Indirect sunlight illuminates work spaces without glare.

NCI Shady Grove

Shading Devices on exterior and interior windows allow for daylight harvesting and privacy:

- Automated shading device on exterior windows, automated privacy shade on clear glass corridor walls
- Interior private offices with operable privacy shades on clear glass corridor wall



Legend:

- (56sf workstation)
- (75 sf workstation)
- (100sf office)
- (150 sf office)

82 % of staff will access to Natural Light currently it is 58%

NCI Shady Grove – Building Amenities



Full Service Fitness Center



500 Seat Auditorium



Outdoor Seating areas , walking and biking trails



Full Service Cafeteria



Coffee Bar

NCI Shady Grove Campus

Green Building Design:

- LEED Silver Certification.
- Daylight harvesting to conserve energy.
- Water saving fixtures.
- Green building roof.
- Solar energy usage under study.



NCI Shady Grove

Future expansion:

- Yes, there is additional building capacity at the site (approx. 1 mil sf).

