

REPORT TO CONGRESS
ON
National Maritime Intelligence Center
Parking Garage



**Office of the Under Secretary of Defense,
Acquisition and Sustainment
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Requirement

This report is provided in accordance with House Report 115-673, page 13, accompanying H.R. 5786, the Military Construction, Veterans Affairs, and Related Agencies Appropriations Bill, 2019, which states:

National Maritime Intelligence Center.—The National Maritime Intelligence Center (NMIC) is located on the Suitland Federal Center in Suitland, Maryland. The NMIC is an Intelligence Facility designed and built with NFIP funds completed in 1993. The Office of Naval Intelligence (ONI) is the host command of the NMIC. The NMIC facility is required to provide safe and adequate parking for all tenant commands, which include 3,700 employees. Since 2008, parking at the NMIC has been inadequate due to significant facility expansion for 700 new FTEs and the discovery of structural and safety deficiencies of the NMIC garage. NAVFAC engineers have assessed that the useful life of the garage will expire between 2021–2023. Therefore, the Secretary of Defense is directed to provide a way forward to correct these deficiencies no later than 60 days after enactment of this Act.

Further, Senate Report 115-262, page 402, accompanying S. 2987, the National Defense Authorization Act for Fiscal Year 2019, asks for a similar requirement; which states:

The committee notes that Navy engineers have assessed that the useful life of the garage will expire between 2021 and 2023. Accordingly, the committee directs the Secretary of Defense to provide a planned strategy to correct these deficiencies to the committee no later March 1, 2019.

Background

The National Maritime Intelligence Center (NMIC) is an Intelligence facility located on the Suitland Federal Center in Suitland, Maryland. The Office of Naval Intelligence (ONI) is the

host organization of the NMIC. Commander, Navy Installations Command is responsible for the maintenance and management of all real property at the NMIC. ONI is co-located with the following tenants:

- Kennedy Irregular Warfare Center
- Farragut Technical Analysis Center
- Nimitz Operational Intelligence Center
- Hopper Information Services Center
- Navy Cyber Warfare Development Group
- National Maritime Intelligence-Integration Office
- U.S. Coast Guard Intelligence Coordination Center

These organizations represent an employee population of approximately 3,500 personnel and their mission supports global maritime intelligence requirements to ensure freedom of navigation and security of the seas.

The NMIC employee parking garage was constructed in 1993 and accommodates 1,110 spaces. The garage is prematurely approaching the end of its usable service life due to high chloride content in the concrete structure. Elevated chloride content is causing corrosion of internal reinforcing, spalling, degradation of the concrete, and loss of structural integrity of the girders. No technology exists to effectively reduce the chloride content in the existing girders to an acceptable level that would allow for the conventional repair of the garage. However, the Navy will continue to conduct minor repairs, where feasible and economical, to extend the safe continued use of the garage.

Addressing the Structural and Safety Deficiencies

The Navy conducts quarterly structural inspections to ensure the structure remains safe for use. Concerns identified by these inspections are investigated through detailed engineering assessments that provide recommended corrective actions. Since the garage's construction, the Navy has spent \$12M in repairs based on multiple engineering assessments with the most recent completed in 2014.

The latest quarterly structural inspection from May 2018 recommended that the Navy consider closing the ramps – and effectively shut down the garage – if deficiencies outlined in

the inspection are not further investigated by December 2018. The Navy has contracted for a detailed engineering assessment to determine if repairs are feasible and to revise useable service life estimates. The results of that assessment are expected in October 2018.

The Parking Requirement at NMIC

The potential loss of the current 1,110 spaces will impact ONI and its tenant commands; the Navy is reviewing options to accommodate the employees' continued access to parking options at this location. Based on National Capital Planning Commission (NCPC) planning criteria, the employee population at NMIC indicates a need for 1,750 total parking spaces for the site. In addition to the parking garage, the requirement is currently met through 420 surface and street parking spaces available throughout the NMIC site and an additional 400 parking spaces at the nearby Suitland Federal Center, provided through an annually-renewable land use agreement with the General Services Administration (GSA).

Way Forward

The Navy is exploring options to provide safe and adequate parking at NMIC. The possibility of an extensive, holistic repair project was examined, but the cost was prohibitive because it exceeded the garage's replacement cost.

In the near-term, subject to the results of the engineering assessment in October 2018, in order to maintain viable use of the parking garage, Operations and Maintenance (O&M) funds will be used to complete all feasible repairs identified by the forthcoming detailed engineering assessment. If repairs are infeasible or uneconomical, the Navy will take the necessary steps to ensure the safety of the NMIC workforce. Potential long-term options include:

- In the event repairs are deemed infeasible or uneconomical, close the garage and execute an emergency demolition project with O&M funding. This stopgap measure would result in approximately 400 surface parking spaces until a solution is put in place.
- Develop a military construction project to replace the parking garage for future budget consideration. This project is currently estimated at \$43M. The Navy would need to complete a traffic management plan and area development plan for the NMIC site. These are scheduled for completion by the end of 2019.

- Work with GSA on a long-term land use agreement for additional parking at the Suitland Federal Center. The Navy's current agreement expires in January 2019. Discussions on a long-term agreement will take place later this year in conjunction with the renewal process.
- Investigate the feasibility of a third-party financing alternative in which the Navy would solicit a developer to build and operate a parking garage in exchange for parking fees. The scope of a market study to assess the feasibility of a third-party financing alternative is being refined. The Navy is planning to release the study in early 2019.

All courses of action require ONI to accommodate the loss of all or most of the 1,100 spaces in the garage during repair, demolition, condemnation and/or construction. Shuttle service may be required to and from the Metro station as employees will rely more heavily on mass transit for their commutes to the NMIC. Additionally, contracting for bus service is also being explored to better accommodate the substantial portion of the NMIC workforce that resides in southern Maryland.